



City of West Allis

Meeting Agenda

Common Council

Mayor Dan Devine, Chair

*Alderspersons: Suzette Grisham, Kimberlee Grob, Kevin Haass,
Chad Halvorsen, Danna Kuehn, Patty Novak, Marissa Nowling,
Daniel J. Roadt, Ray Turner and Martin J. Weigel*

Tuesday, November 4, 2025

7:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

Led by Ald. Weigel.

D. PUBLIC HEARINGS

1. [2025-9181](#) 2026 City of West Allis Mayor's Recommended Budget.

Attachments: [2026 Operating Budget \(2025-10-21\) Council Submission](#)
[2026 Capital Budget \(2025-10-21\) Council Submission](#)

E. PUBLIC PARTICIPATION

The Common Council may receive information from members of the public during this 30-minute period. Each speaker must announce to the council his or her name and address, sign in at the podium, and limit comments to one statement of no more than 5 minutes. The council cannot take action on topics raised by speakers and will not discuss topics with speakers.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

New and Previous Matters referred to Committees may be considered and acted upon by Committees during the Common Council recess. Unless otherwise announced during the meeting, the Standing Committees of the Common Council will meet during recess in the following rooms and in the following order:

Art Gallery – Administration & Economic Development

Room 128 – Public Safety & Public Works

The general public may contact the Committee Chair relative to an agenda item of interest that could be discussed or acted on during the recess meetings simultaneously occurring in different conference rooms. Additionally, if a member has interest in multiple agenda items which are scheduled for discussion or action during the recess meetings simultaneously occurring, they should contact the chair of the committee to inform of such interest.

G. MAYOR'S REPORT

This item is a report from the Mayor to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

H. ALDERPERSONS' REPORT

This item is a report from individual Alderpersons to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

I. APPROVAL OF MINUTES

2. [2025-10128](#) October 21, 2025 Common Council Minutes.

Recommendation: Approve

Attachments: [2025-10-21 CC M Final](#)

J. STANDING COMMITTEE REPORTS

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

3. [O-2025-0435](#) Ordinance to repeal certain parking restrictions on the 8500 Block of West National Avenue.

Recommendation: Pass

Sponsors: Alderperson Kuehn and Alderperson Grisham

Attachments: [Ord O-2025-0435](#)

4. [R-2025-4282](#) Resolution to accept the proposal of Compass Minerals for furnishing and delivering 1,200 tons of deicing road salt for a total sum of \$99,840.
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4282](#)
[salt renewal 2025-2026](#)
5. [R-2025-4285](#) Resolution granting a Privilege to JFM 68 LLC for property located at 1641 S. 68th St. (Tax Key No. 453-0582-000)
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4285](#)
6. [R-2025-4286](#) Resolution granting a Privilege to St. Augustine (NKA: St. Barnabas) for property located at 6762 W. Rogers St./2025 S. 67th Pl. (Tax Key No. 475-0042-000)
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4286](#)
7. [R-2025-4287](#) Resolution granting a Privilege to Panda Hut West Allis, LLC for property located at 7136 W. Greenfield Ave. (Tax Key No. 440-0311-000)
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4287](#)
8. [R-2025-4288](#) Resolution granting a Privilege to Cook Specialty Co., Inc. for property located at 7321 W. Greenfield Ave. (Tax Key No. 453-0117-000)
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4288](#)
9. [R-2025-4302](#) Resolution approving a Neighborhood Small Grant, Community Impact grant, to the Liberty Heights Park Neighborhood Association up to \$2,000.
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4302](#)
[Exhibit A](#)
10. [R-2025-4303](#) Resolution Amending Resolution R-2025-4257 to correct construction type on S. 88th St. from W. Cleveland Ave. to W. Montana Ave. from reconstruction to new construction.
- Recommendation:** Adopt
- Sponsors:** Public Works Committee
- Attachments:** [Res_R-2025-4303](#)

11. [R-2025-4402](#) Resolution to continue the contract with Cities & Villages Mutual Insurance Company (CVMIC) for furnishing worker's compensation third party administrative services.
- Recommendation:** Adopt
- Attachments:** [Res_R-2025-4402](#)
[2026-2028 West Allis - Worker's Compensation TPA Services Agreement Amer](#)
12. [2025-9763](#) Appointment by Mayor Devine of Andreas Meyris to the Block Grant Committee for a 2-year term to expire November 4th, 2027.
- Recommendation:** Approve
13. [2025-10157](#) Appointment by Mayor Devine of Ty Stahl as the School Administrative Liaison on the West Allis Block Grant Committee, serving an indefinite term.
- Recommendation:** Approve
14. [2025-10176](#) Appointment by Mayor Devine of Ray Turner to the Commission on Aging for a 3-year term to expire November 4, 2028.
- Recommendation:** Approve
15. [2025-9839](#) Claim by Linda Miller for property damage on October 1, 2025 at the intersection of HWY 100 and Oklahoma Ave.
- Recommendation:** Refer to City Attorney
- Attachments:** [2025-9839 - Claim - Linda Miller](#)
16. [2025-9840](#) Lawsuit by Bank of Lake Mills regarding foreclosure of mortgage of multiple property locations - Milwaukee County Case No. 2025-CV8905.
- Recommendation:** Refer to City Attorney
- Attachments:** [2025-9840 - Foreclosure - Steggeman](#)
17. [2025-9841](#) Lawsuit by Milwaukee County regarding in rem tax foreclosure of 6124 W. Madison St., 2140 S. 75th St., 8510 W. Arthur Pl., and 7702 W. Arthur Pl. - Milwaukee County Case No. 2025-CV-8455.
- Recommendation:** Refer to City Attorney
- Attachments:** [2025-9841 - Foreclosure - Milwaukee County](#)

L. COMMON COUNCIL RECESS

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE

18. [2025-10016](#) Discussion regarding the acquisition of real estate.
- Recommendation:** Discussion Purpose Only

For agenda item #18, the Committee may convene in closed session pursuant to the provisions of Wis. Stat. Section 19.85(1)(e) for the purpose of deliberating the purchasing of public properties or investing of public funds whenever competitive or bargaining reasons require a closed session. The Committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

PUBLIC WORKS COMMITTEE

19. [R-2025-4281](#) Resolution to authorize the Director of Public Works to contract with Westrum Leak Detection for water system leak detection services in an amount not to exceed \$18,500 each year for the next three years.

Recommendation: Adopt

Attachments: [Res R-2025-4281](#)
[Water system leak detection agreement](#)

20. [R-2025-4300](#) Resolution to approve the bid of Energenecs for the Grant St. pumping station SCADA upgrade in the amount of \$45,900.00.

Recommendation: Adopt

Attachments: [Res R-2025-4300](#)
[FINAL West Allis Stormwater Pumping Station PLC Panel HighTide SCADA Proc](#)
[PW-25018 - Storm Water Pumping Station PLC Panel and SCADA Upgrade - S](#)

ECONOMIC DEVELOPMENT COMMITTEE

21. [2025-6651](#) Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.

Attachments: [2025-10-21 - PH Notice - RCCG](#)

22. [R-2025-4295](#) Resolution to approve agreement for the sale of donated hydrocarbon interests for the benefit of the Senior Center.

Recommendation: Adopt

Attachments: [Res R-2025-4295](#)
[PSA - City of West Allis 10.28 \(FINAL\)](#)

PUBLIC SAFETY COMMITTEE

23. [R-2025-4307](#) Resolution in support of legislative bills that mandate reporting of threatened or suspected child abuse to law enforcement.

Recommendation: Adopt

Sponsors: Alderperson Grisham and Alderperson Kuehn

Attachments: [Res R-2025-4307](#)

N. ADJOURNMENT



All meetings of the Common Council are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.



2026

BUDGET & ACTION PLAN

As recommended by Mayor Dan Devine

Oct. 21, 2025

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Mayor's 2026 Budget Message

To the Honorable Members of the Common Council and the residents of the City of West Allis, For your review is the 2026 Recommended Budget and Action Plan, prepared in accordance with s. 65.90 Wis. Stats. and Chapter 1 Section 1.04 of the City Municipal Code. This budget builds on the progress we've made over the last year and continues our commitment to fiscal responsibility, public safety, and long-term community well-being.

Strategic Alignment

The 2026 Recommended Budget continues to align with our 2022–2026 Strategic Plan's focus areas:

1. Community – Building a healthy, safe, and welcoming city.
2. Destination – Attracting residents, businesses, and visitors.
3. Financial – Practicing fiscal responsibility while aligning resources with community needs.
4. Infrastructure – Maintaining and investing in physical assets for the future.
5. Organizational Excellence – Investing in employees while ensuring accountability and transparency.

Highlights and Priorities

Public Safety

Reckless driving remains a top concern. In 2025 up until the end of August, the West Allis Police Department conducted over 5,000 traffic stops, supported by body cameras, squad cameras, Flock safety cameras, and our 24/7 drone unit. These tools reduce liability, aid investigations, and make our neighborhoods safer.

Our Fire Department continues to innovate with community paramedicine programs, firefighter well-being initiatives, smarter technology, and regional collaboration, all while honoring the service of our members and their families. Over the next year, West Allis will begin working with the City of Wauwatosa on the potential merger of our fire departments, building on the success of the recently completed Southwest Suburban Health Department merger with Greenfield.

Emergency Response and Resilience

In 2025, a significant flood event affected over 900 homes in West Allis. City staff from across the organization—including the Fire Department, Health Department, Public Works, Police, Communications, Engineering, Code Enforcement, and the Customer Service Center (CSC)—mobilized quickly to protect life and property, conduct welfare checks, coordinate public information, manage debris and infrastructure impacts, and support residents with recovery

resources. This budget builds on those lessons by prioritizing cross-department coordination, emergency communications, and resilience planning.

Fiscal Responsibility

This year we anticipate about \$2.1 million in total additional revenue across several sources. These include:

- Ground Emergency Medical Transportation program revenue
- Reallocated Convention & Visitors Bureau room tax dollars
- Increased Transportation Aid
- Shared Revenue
- Ambulance service fees

The Municipal Services Payments (MSP) program reimburses municipalities for providing services like police and fire protection to state-owned facilities, which are exempt from property taxes. For years, the program was frozen at its 2003 funding level, leaving local taxpayers to shoulder much of the cost of state facilities in our community. In the 2025–27 Biennial Budget, Wisconsin increased MSP funding by \$14 million statewide — raising the state’s contribution from 37.6% to 51.8%. For West Allis, this means an additional \$90,000 in annual support beginning in 2026, helping address a long-standing funding shortfall and easing the burden on local taxpayers.

The City also completed its first citywide revaluation since 2013, ensuring assessed values remain in line with the real estate market. The next revaluation is scheduled for 2026.

Technology and Efficiency

Public Works has modernized operations through GIS and AssetWorks, enabling real-time tracking of maintenance, cost reporting, and asset management. Dash cameras in vehicles and iPads in the field give staff the tools they need to work efficiently while protecting the City against claims. OpenGov continues to streamline permitting and licensing, and our new city website and mobile app make it easier than ever for residents to access services online.

Community Development and Amenities

The pavilion at Liberty Heights is close to complete, and the Rail-to-Trails project continues to transform our former industrial corridors. Major housing developments such as The Revv and Union Green are bringing new residents and vibrancy to our neighborhoods.

Our tourism campaign, launched in July 2025, promotes West Allis as both a thriving community and a destination to visit, complementing the successful launch of VisitStallis.com. Dozens of new businesses — from Pan Asia Supermarket to Aroma’s Café to Slingshot Bar, from the food side as well as Novenisis and Blast Cleaning technologies on a manufacturing end — are investing in West Allis, strengthening our commercial base.

Employee and Community Engagement

Our employees remain our greatest asset. To keep West Allis competitive in today's workforce, the City implemented an enhanced salary schedule for general employees in January 2025, increasing step progressions from six (6) steps to eleven (11). This modernization provides clearer career pathways, improves retention, and helps us recruit and retain top talent amid a tight labor market. We will also be providing a 2% increase for non-union employees and have already successfully agreed upon one of two labor contracts for the next four years.

We will continue the ENGAGE leadership workshop series, expanding professional development opportunities built on Education, Networking, Growth, Action, and Gaining Empowerment, and we will maintain ongoing community conversations in key corridors such as 60th & Burnham and Hwy 100 to strengthen resident, business, and partner engagement.

Finally, 2026 marks the final year of our current Strategic Plan (2022–2026). Beginning next year, we will launch a community-driven process to create the City's next five-year Strategic Plan (2027–2031), ensuring our long-term goals continue to reflect the needs and aspirations of West Allis.

Looking Ahead

Despite revenue gains, structural challenges remain. As a fully built-out city, our levy growth is constrained by limited net new construction. We will continue to explore shared services while pursuing administrative cost recovery from high-utilizing organizations.

Acknowledgements

I want to thank the Common Council for their leadership, our dedicated City staff for their service, and the residents and businesses of West Allis for their partnership. Special thanks to the Finance Department, City Administrator Erin Hirn, and our Marketing & Engagement team for their work compiling this budget, and to all departments for their cooperation.

Next Steps

The public hearing for the 2026 Recommended Budget will take place on November 4, 2025, at 7:00 PM, with the Common Council vote on the Operating Budget, Capital Budget, Property Tax Levy, and Appropriations Ordinances scheduled for November 11, 2025. Publication of the adopted levy will follow in December.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Dan Devine". The signature is fluid and cursive, with the first name "Dan" and last name "Devine" clearly distinguishable.

Mayor Dan Devine

CITY OF WEST ALLIS SUMMARY OF POSITIONS 2026 BUDGET

<< ----- overall ----- >> << ----- breakdown ----- >>

Department or Division	2025	2026			2025			2026		
	Total FTE's	Misc Adjust	Position Change	Total FTE's	General Fund	Other ** Funding	Non-Bene-fited	General Fund	Other ** Funding	Non-Bene-fited
Alderspersons	10.00			10.00	10.00		-	10.00		
Mayor	1.00			1.00	1.00		-	1.00		
City Attorney	7.00	(0.30)	0.50	7.20	6.00		1.00	6.20		1.00
Municipal Court	3.40			3.40	2.90		0.50	2.90		0.50
City Assessor	4.33			4.33	4.00		0.33	4.00		0.33
City Admin & Gen Govt	0.75		0.25	1.00	0.75		-	1.00		
Information Technology	9.10			9.10	9.00		0.10	9.00		0.10
Finance	7.75		0.25	8.00	7.00	0.75	-	7.25	0.75	
Treasurer / CSC	7.00			7.00	6.10	0.90	-	6.10	0.90	
Human Resources	5.00		1.00	6.00	5.00		-	6.00		
Clerk	52.25	0.30	(0.25)	52.30	2.25		50.00	2.30		50.00
Police Department	181.55			181.55	159.55		22.00	159.55		22.00
Fire Department	102.20			102.20	101.10	1.00	0.10	101.10	1.00	0.10
Economic Development	3.75			3.75	1.75	2.00	-	1.75	2.00	
Planning, Zoning, Housing	8.75		(1.00)	9.00	3.85	4.90	-	3.85	5.15	
(PZ & Hsg continued)			1.25							
Code Enforcement	14.00			14.00	10.00	2.00	2.00	10.35	1.65	2.00
Health * & Sr Ctr	43.88			43.88	19.40	* 23.00	1.48	19.40	* 23.00	1.48
Public Library	23.80			23.80	16.00		7.80	16.00		7.80
Public Works										
Administration	4.00			4.00	4.00		-	4.00		
Building, Elect, Inventory	27.00		1.00	28.00	23.00		4.00	24.00		4.00
Street & Sanitation	54.00			54.00	49.00		5.00	49.00		5.00
Forestry	28.00			28.00	12.00		16.00	12.00		16.00
Fleet Services	9.00			9.00	9.00		-	9.00		
Engineering	18.00		(1.00)	17.00	17.00		1.00	16.00		1.00
Water Utility	18.00			18.00		18.00	-		18.00	
Marketing & Events	7.00		1.00	8.00	6.50	0.50	-	7.50	0.50	
TOTALS	650.51	-	3.00	653.51	486.15	53.05	111.31	489.25	52.95	111.31
					Total 2025 Benefit		539.20	Change		3.00
					Positions			Total 2026 Benefit		542.20
								Positions		

* Health figure includes joint health dept (SWSHD) employees.

** Other Funding reflects grant funded positions + an est. for the portion of FTE's funded by Greenfield's contribution to SWSHD.

CITY OF WEST ALLIS TAX LEVY SUMMARY 2026 BUDGET

	<u>2021 Levy</u> 2022 Budget	<u>2022 Levy</u> 2023 Budget	<u>2023 Levy</u> 2024 Budget	<u>2024 Levy</u> 2025 Budget	<u>2025 Levy</u> 2026 Budget	\$ Change	% Change
Operating Budget							
General Fund	\$ 40,447,255	\$ 40,702,574	\$ 41,085,935	\$ 40,218,613	\$ 40,333,985	\$ 115,372	0.3%
Debt Service	4,333,919	4,451,831	4,234,412	5,100,000	5,571,000	471,000	9.2%
Health Fund ^(a)	-	-	-	-	-	-	-
Parking Utility ^(b)	43,000	-	-	-	-	-	-
Total operating budget	44,824,174	45,154,405	45,320,347	45,318,613	45,904,985	586,372	1.3%
Tax Increment							
TID 05 - Six Points ^(c)	922,173	980,719	-	-	-	-	-
TID 06 - Lime Pit	119,618	196,211	189,093	174,253	211,105	36,852	21.1%
TID 07 - Whitnall Summit Place	2,003,295	1,964,718	2,012,605	1,051,793	1,597,330	545,537	51.9%
TID 09 - Pioneer Neighborhood ^(d)	-	-	-	-	-	-	-
TID 10 - Yellow Freight	298,068	317,709	329,169	213,155	328,909	115,754	54.3%
TID 11 - 84th & Greenfield	946,643	1,082,336	1,105,343	795,211	1,184,062	388,851	48.9%
TID 12 - Teledyne ^(e)	-	-	-	-	-	-	-
TID 13 - Home Juice	10,727	12,655	13,716	13,800	23,132	9,332	67.6%
TID 14 - Milwaukee Ductile	401,675	591,963	625,432	431,150	635,426	204,276	47.4%
TID 15 - The Market	985,150	1,027,587	1,421,359	1,128,594	1,686,188	557,594	49.4%
TID 16 - 70th & Washington Corridor	338,285	318,291	531,236	434,170	659,095	224,925	51.8%
TID 17 - Lincoln West Corridor	488,778	444,254	455,672	218,455	398,176	179,721	82.3%
TID 18 - CHR Hansen	30,768	54,824	82,814	44,039	60,593	16,554	37.6%
TID 19 - 86th & National	-	-	-	-	714,451	714,451	100.0%
TID 20 - 6400 W Greenfield ^(f)	-	-	-	-	-	-	-
Total tax increment	6,545,180	6,991,267	6,766,438	4,504,620	7,498,467	2,993,847	66.5%
					<i>estimated</i>		
Total City taxes	\$ 51,369,354	\$ 52,145,672	\$ 52,086,785	\$ 49,823,233	\$ 53,403,452	\$ 3,580,219	7.2%

	<u>2021 Levy</u> 2022 Budget	<u>2022 Levy</u> 2023 Budget	<u>2023 Levy</u> 2024 Budget	<u>2024 Levy</u> 2025 Budget	<i>estimated</i> <u>2025 Levy</u> 2026 Budget	\$ Change	% Change
City Tax Rates							
General Fund	\$ 10.91	\$ 11.00	\$ 11.00	\$ 7.44	\$ 7.58	\$ 0.14	1.9%
Debt Service	1.10	1.12	1.07	0.90	0.98	0.08	8.9%
Health Fund ^(a)	-	-	-	-	-	-	-
Parking Utility ^(b)	0.01	-	-	-	-	-	-
	\$ 12.02	\$ 12.12	\$ 12.07	\$ 8.34	\$ 8.56	\$ 0.22	2.6%

	<u>2021 Levy</u> 2022 Budget	<u>2022 Levy</u> 2023 Budget	<u>2023 Levy</u> 2024 Budget	<u>2024 Levy</u> 2025 Budget	<i>estimated</i> <u>2025 Levy</u> 2026 Budget	\$ Change	% Change
Assessed value	3,918,312,400	3,953,572,200	3,980,009,500	5,647,213,100	5,679,238,414	32,025,314	0.6%
Most prominent home value	\$ 125,000	\$ 125,000	\$ 125,000	\$ (g) 200,000	\$ 200,000	\$ -	-
Est. tax based on prominent value	\$ 1,503	\$ 1,515	\$ 1,509	\$ (g) 1,668	\$ 1,712	\$ 44	2.6%

(a) The Health Fund levy for retiree insurance and related expenditures were moved to the General Fund for the 2022 budget.

(b) The Parking Utility was merged into the General Fund for the 2023 budget.

(c) TID 05 was terminated in 2023. (d) TID 09 was terminated in 2021.

(e) TID 12 was terminated in 2024. (f) TID 20 was created in 2024.

(g) A city-wide revaluation was completed in 2024. The estimated tax increase shown is a result of a higher concentration of value in residential properties.



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

General Fund

Revenues & Expenditures

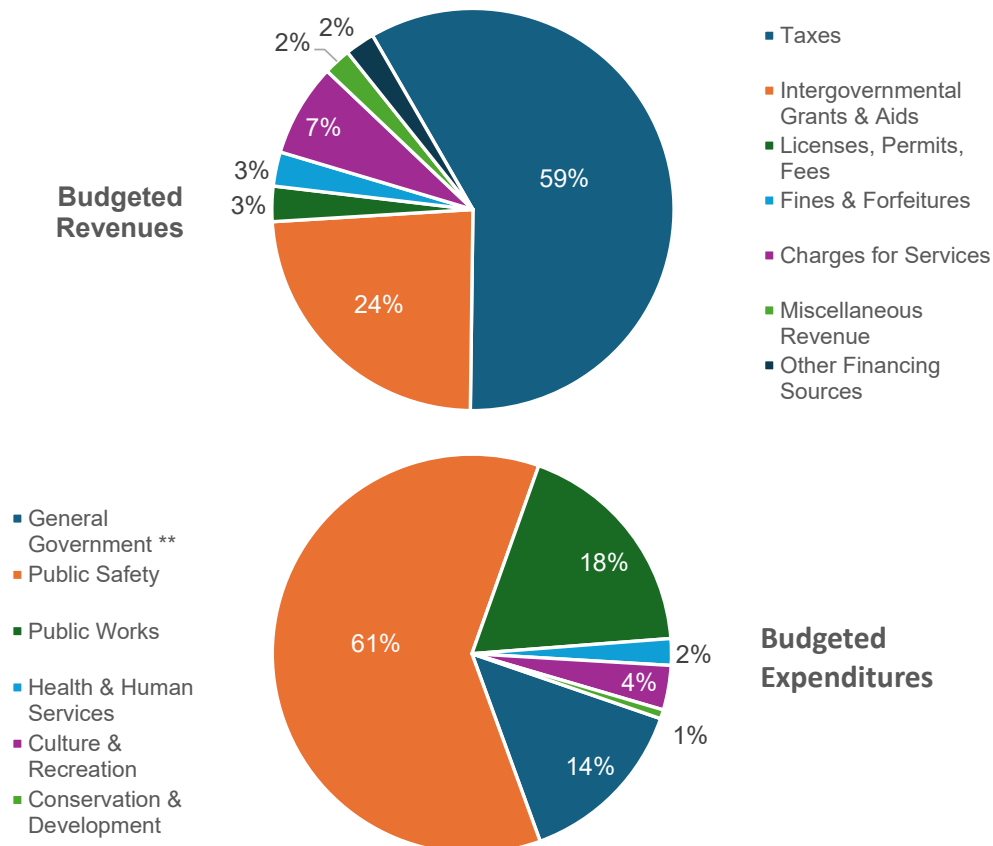
CITY OF WEST ALLIS GENERAL FUND SUMMARY 2026 BUDGET

	2024 Actual	2025 YTD*	2025 Estimate	2025 Budget	2026 Budget	\$ Change	% Change
Revenues							
Taxes	\$ 42,929,610	\$ 36,175,103	\$ 41,933,000	\$ 41,842,000	\$ 42,018,000	\$ 176,000	0.4%
Intergovernmental Grants & Aids	14,833,735	7,454,224	15,818,000	15,895,000	17,101,000	1,206,000	7.6%
Licenses, Permits, Fees	2,627,589	1,932,430	2,445,000	1,884,000	2,035,000	151,000	8.0%
Fines & Forfeitures	1,922,789	1,604,659	1,976,000	1,931,000	1,975,000	44,000	2.3%
Charges for Services	5,348,423	3,727,501	5,544,000	5,101,000	5,358,000	257,000	5.0%
Miscellaneous Revenue	6,938,092	5,402,067	6,383,000	1,527,000	1,577,000	50,000	3.3%
Other Financing Sources	1,521,031	1,047,508	1,638,000	1,505,000	1,711,000	206,000	13.7%
Total Revenues	76,121,269	57,343,492	75,737,000	69,685,000	71,775,000	2,090,000	3.0%
Expenditures							
General Government **	19,394,056	6,014,441	18,243,841	9,578,082	10,166,979	588,897	6.1%
Public Safety	41,141,496	27,862,889	41,837,508	42,701,717	43,778,951	1,077,234	2.5%
Public Works	11,748,088	8,100,446	11,156,056	12,836,738	13,168,825	332,087	2.6%
Health & Human Services	2,239,516	1,520,617	1,520,617	1,520,617	1,546,772	26,155	1.7%
Culture & Recreation	2,260,936	1,744,221	2,364,807	2,445,042	2,588,621	143,579	5.9%
Conservation & Development	542,096	455,861	614,171	602,804	524,852	(77,952)	(12.9%)
Total Expenditures	77,326,188	45,698,475	75,737,000	69,685,000	71,775,000	2,090,000	3.0%
Net revenue surplus / (deficit) ***	(1,204,919)	11,645,017	-	-	-		
Beginning fund balance ***	25,754,442	24,549,523	24,549,523	24,549,523	24,549,523		
Ending Fund balance	\$ 24,549,523	\$ 36,194,540	\$ 24,549,523	\$ 24,549,523	\$ 24,549,523		

* Year-to-date (YTD) through September

** The General Government category holds the city's transfers to capital funds. This money directly reduces the taxpayer debt burden.

*** A retroactive accounting rule change occurred in 2024 causing a \$1.4M increase in beginning fund balance. Per fund balance policy, most of this was transferred to capital projects funds. Fund balance actually increased \$209,233 when compared to the 2023 ending balance.



**CITY OF WEST ALLIS GENERAL FUND
EXPENDITURES BY DEPARTMENT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
GENERAL GOVERNMENT									
Common Council	\$ 151,934	\$ 144,530	\$ 130,355	\$ 130,355	\$ 89,400	\$ 130,355	\$ 132,445	\$ 2,090	1.6%
Mayor	121,995	128,040	133,913	133,913	99,413	133,913	140,176	6,263	4.7%
Municipal Court	340,835	324,252	338,023	338,023	244,121	336,573	328,783	(9,240)	(2.7%)
City Administration & General Government	173,287	669,621	847,499	985,566	758,601	927,131	872,091	24,592	2.9%
City Assessor	356,552	392,021	536,087	536,087	298,834	412,178	560,481	24,394	4.6%
City Attorney	1,094,361	820,289	844,805	876,216	615,746	834,695	865,856	21,051	2.5%
Information Technology	1,434,091	1,483,184	1,562,180	1,562,180	1,137,537	1,504,620	1,644,696	82,516	5.3%
Human Resources	665,453	855,911	795,571	679,605	482,756	650,508	906,845	111,274	14.0%
Finance	874,104	1,030,744	1,123,765	1,123,765	855,843	1,038,423	1,204,287	80,522	7.2%
City Clerk	540,729	581,887	575,748	627,314	429,106	515,971	639,516	63,768	11.1%
Treasurer	522,573	546,006	650,365	650,365	404,986	572,709	719,707	69,342	10.7%
Marketing & Engagement (formerly Communications)	656,642	920,960	982,338	877,260	545,514	954,026	1,001,022	18,684	1.9%
Promotion, Celebrations, Awards	179,525	-	-	-	-	-	-	-	-
General Fringe Benefits *	992,530	401,121	748,770	748,770	52,584	698,770	676,074	(72,696)	(9.7%)
Other General Government	31,470,602	11,095,490	308,663	308,663	-	9,533,969	475,000	166,337	53.9%
TOTAL GENERAL GOVERNMENT	39,575,213	19,394,056	9,578,082	9,578,082	6,014,441	18,243,841	10,166,979	588,897	6.1%
PUBLIC SAFETY									
Police & Fire Commission	47,270	130,034	43,797	43,797	119,747	121,926	47,797	4,000	9.1%
Police	22,320,174	23,786,488	24,465,381	24,465,381	15,816,788	23,629,767	25,299,195	833,814	3.4%
Fire	15,304,755	15,871,542	16,437,582	16,437,582	10,781,792	16,466,071	16,613,257	175,675	1.1%
Code Enforcement	1,247,534	1,353,432	1,390,407	1,390,407	873,993	1,201,444	1,402,152	11,745	0.8%
Other Public Safety			364,550	364,550	270,569	418,300	416,550	52,000	14.3%
TOTAL PUBLIC SAFETY	38,919,733	41,141,496	42,701,717	42,701,717	27,862,889	41,837,508	43,778,951	1,077,234	2.5%
PUBLIC WORKS									
Public Works	9,949,521	10,752,902	11,739,585	11,739,585	7,420,197	10,220,254	12,046,806	307,221	2.6%
Engineering	1,016,943	995,186	1,097,153	1,097,153	680,249	935,802	1,122,019	24,866	2.3%
TOTAL PUBLIC WORKS	10,966,464	11,748,088	12,836,738	12,836,738	8,100,446	11,156,056	13,168,825	332,087	2.6%
HEALTH & HUMAN SERVICES									
Health Department	2,019,176	2,239,516	1,520,617	1,520,617	1,520,617	1,520,617	1,546,772	26,155	1.7%
TOTAL HEALTH & HUMAN SERVICES	2,019,176	2,239,516	1,520,617	1,520,617	1,520,617	1,520,617	1,546,772	26,155	1.7%
CULTURE & RECREATION									
Senior Center	217,944	217,655	256,825	256,825	165,207	214,689	283,023	26,198	10.2%
Library	2,076,745	2,043,281	2,188,217	2,188,217	1,579,014	2,150,118	2,305,598	117,381	5.4%
TOTAL CULTURE & RECREATION	2,294,689	2,260,936	2,445,042	2,445,042	1,744,221	2,364,807	2,588,621	143,579	5.9%
CONSERVATION & DEVELOPMENT									
Planning & Zoning	342,954	389,355	448,848	448,848	329,448	447,826	352,029	(96,819)	(21.6%)
Economic Development	166,346	152,741	153,956	153,956	126,413	166,345	172,823	18,867	12.3%
TOTAL CONSERVATION & DEVELOPMENT	509,300	542,096	602,804	602,804	455,861	614,171	524,852	(77,952)	(12.9%)
TOTAL EXPENDITURES	\$ 94,284,575	\$ 77,326,188	\$ 69,685,000	\$ 69,685,000	\$ 45,698,475	\$ 75,737,000	\$ 71,775,000	\$ 2,090,000	3.0%

* City paid fringe benefit expenses for most benefits such as FICA, pension, health, dental, and life insurance are included in departmental budgets.
General fringe benefits includes cost of miscellaneous benefit programs not specifically attributable to individual departments

**CITY OF WEST ALLIS GENERAL FUND
EXPENDITURES BY TYPE
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 34,188,412	\$ 34,717,750	\$ 36,214,274	\$ 36,182,774	\$ 24,333,326	\$ 33,858,676	\$ 37,757,686	\$ 1,543,412	4.3%
Salaries - Part-Time	760,002	842,898	858,327	858,327	706,781	820,393	941,706	83,379	9.7%
Overtime	1,640,978	1,861,761	1,372,079	1,372,079	1,076,953	2,016,920	1,415,079	43,000	3.1%
Other Pay	496,502	535,199	811,943	811,943	399,718	762,652	813,989	2,046	0.3%
Health Insurance	6,934,940	6,778,796	7,502,728	7,502,728	5,158,520	7,105,026	7,638,448	135,720	1.8%
Dental Insurance	407,412	413,950	457,756	457,756	304,414	429,083	462,859	5,103	1.1%
Other Benefits	728,500	752,508	831,865	831,865	464,661	615,078	799,278	(32,587)	(3.9%)
Payroll Taxes	2,168,923	2,217,571	2,348,479	2,348,479	1,525,661	2,188,026	2,454,390	105,911	4.5%
Pension	4,293,918	4,730,395	4,975,351	4,975,351	3,314,709	4,757,934	5,118,584	143,233	2.9%
PERSONNEL	51,619,587	52,850,828	55,372,802	55,341,302	37,284,743	52,553,788	57,402,019	2,029,217	3.7%
Other Professional Services	689,577	2,912,440	2,563,242	2,563,667	2,399,395	2,763,447	2,600,071	36,829	1.4%
Maintenance Contracts	1,483,559	1,486,421	1,731,163	1,731,163	1,334,113	1,570,841	1,858,547	127,384	7.4%
PROFESSIONAL SERVICES	2,173,136	4,398,861	4,294,405	4,294,830	3,733,508	4,334,288	4,458,618	164,213	3.8%
Utilities	1,225,488	1,223,329	1,369,551	1,369,551	863,582	1,291,575	1,380,530	10,979	0.8%
Rentals	4,134	1,400	5,500	5,500	7,780	6,980	5,700	200	3.6%
Repair & Maintenance	1,141,568	1,124,911	1,084,550	1,074,550	759,410	887,665	1,121,050	36,500	3.4%
Supplies	458,658	643,557	458,855	474,880	310,746	438,298	490,545	31,690	6.9%
Books & Subscriptions	273,648	267,543	309,975	309,975	223,772	307,595	344,285	34,310	11.1%
Other Maint & Supplies	1,510,539	1,378,017	1,561,128	1,586,178	1,074,061	1,482,350	1,571,128	10,000	0.6%
Advertising	25,626	28,509	61,175	61,175	37,733	61,444	82,150	20,975	34.3%
Printing	27,252	34,224	61,600	61,600	4,915	12,300	11,600	(50,000)	(81.2%)
MAINTENANCE & SUPPLIES	4,666,913	4,701,490	4,912,334	4,943,409	3,281,999	4,488,207	5,006,988	94,654	1.9%
Training & Travel	183,324	167,695	243,221	243,221	148,573	220,155	266,721	23,500	9.7%
Regulatory & Safety	389,016	405,548	373,620	373,620	314,796	405,300	368,270	(5,350)	(1.4%)
Insurance & Claims	865,426	582,971	643,984	643,984	558,901	596,920	628,984	(15,000)	(2.3%)
Retiree Benefits	3,283,391	3,010,005	3,055,171	3,055,171	(65,412)	3,158,382	2,763,000	(292,171)	(9.6%)
Other Miscellaneous	79,856	149,366	127,300	127,300	95,071	93,899	58,200	(69,100)	(54.3%)
MISCELLANEOUS	4,801,013	4,315,585	4,443,296	4,443,296	1,051,929	4,474,656	4,085,175	(358,121)	(8.1%)
Capital Items	364,146	346,377	353,500	353,500	346,296	352,092	347,200	(6,300)	(1.8%)
Transfers-Out	30,659,780	10,713,047	308,663	308,663	-	9,533,969	475,000	166,337	53.9%
OTHER USES	31,023,926	11,059,424	662,163	662,163	346,296	9,886,061	822,200	160,037	24.2%
TOTAL EXPENDITURES	\$ 94,284,575	\$ 77,326,188	\$ 69,685,000	\$ 69,685,000	\$ 45,698,475	\$ 75,737,000	\$ 71,775,000	\$ 2,090,000	3.0%



2026



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

**General
Government**

Common Council

Mission:

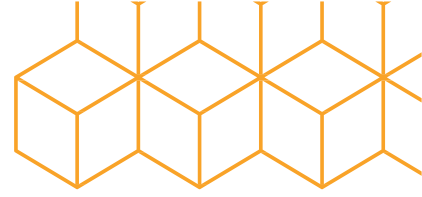
To provide cost effective municipal services consistent with the needs and desires of the citizens of the West Allis community (residences and businesses, as well as other community stakeholders); provide for the health, safety, and welfare of the community; work towards a quality living and working environment; and oversee a positive, progressive, and creative approach to the budget, management, and operations of the City.



Services Provided

- Legislative Body for the City.
- Establish City Policies and Ordinances.
- Adopt City Budget and review/approve Budget Amendments.
- Oversee the Administration of City Government.
- Constituent Service Delivery.
- Set the direction and the goals of the City.

By the Numbers



+\$2,090

\$ Change in Budget

+1.6%

% Change in Budget

Proposed 2026 Budget

\$132,455

Salary and Benefit Budget:

\$122,570

Number of FTEs with
Requested 2026 Changes

10

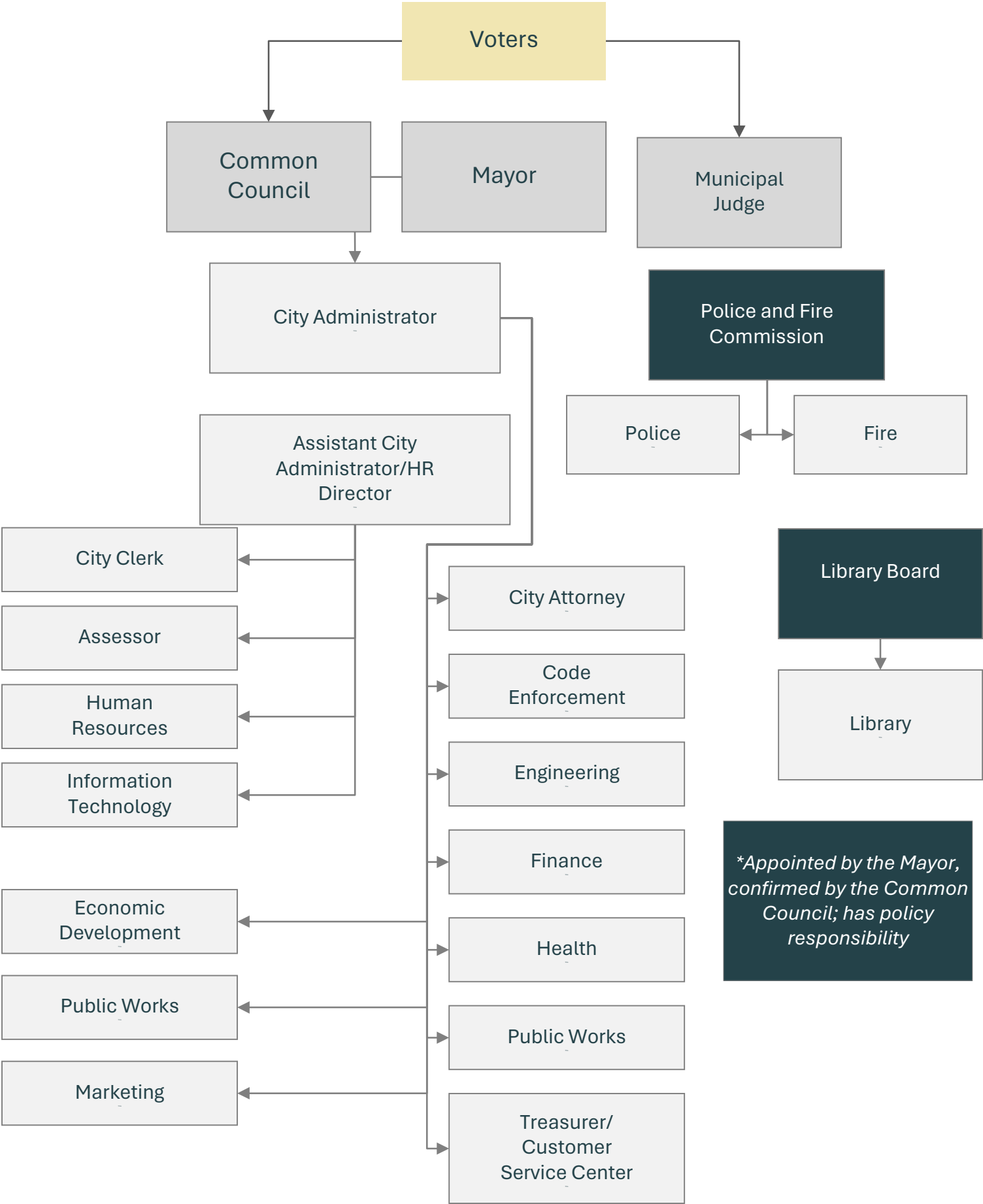
Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

2026 Organizational Chart – City of West Allis



**CITY OF WEST ALLIS
COMMON COUNCIL
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 105,998	\$ 105,658	\$ 110,000	\$ 110,000	\$ 81,632	\$ 110,000	\$ 112,008	\$ 2,008	1.8%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	11,526	1,351	-	-	-	-	-	-	-
Dental Insurance	2,166	491	-	-	-	-	-	-	-
Other Benefits	197	490	536	536	389	536	444	(92)	(17.2%)
Payroll Taxes	6,961	7,918	8,415	8,415	6,244	8,415	8,568	153	1.8%
Pension	3,602	1,945	1,529	1,529	1,135	1,529	1,550	21	1.4%
PERSONNEL	130,450	117,853	120,480	120,480	89,400	120,480	122,570	2,090	1.7%
Other Professional Services	-	-	-	-	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	-	-	-	-	-	-	-	-	-
Utilities	583	101	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	-	100	125	125	-	125	125	-	-
Books & Subscriptions	-	-	250	250	-	250	250	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	583	201	375	375	-	375	375	-	-
Training & Travel	20,901	26,476	9,500	9,500	-	9,500	9,500	-	-
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	20,901	26,476	9,500	9,500	-	9,500	9,500	-	-
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 151,934	\$ 144,530	\$ 130,355	\$ 130,355	\$ 89,400	\$ 130,355	\$ 132,445	\$ 2,090	1.6%

2026 BUDGET NOTES:

Salaries were increased in accordance with municipal code.

Declining health, dental and pension expenses reflect council member turnover. New members are generally not eligible for these benefits.

Mayor

Mission:

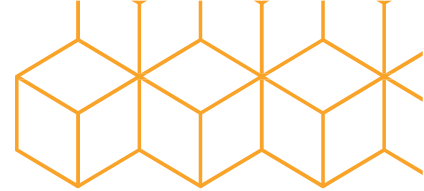
To provide cost effective municipal services consistent with the needs and desires of the citizens of the West Allis community (residences and businesses, as well as other community stakeholders); provide for the health, safety, and welfare of the community; work towards a quality living and working environment; and oversee a positive, progressive, and creative approach to the budget, management, and operations of the City.



Services Provided

- Oversee the operations of City Departments.
- Ensure compliance with City Ordinances.
- Chief spokesperson for the City.
- Intergovernmental Relations.
- Present Recommended Budget to Council.
- Appointments to City Boards, Commissions, Committees, and Authorities.

By the Numbers



+\$6,263

\$ Change in Budget

+4.7%

% Change in Budget

Proposed 2026 Budget

\$140,176

Salary and Benefit Budget:

\$130,536

Number of FTEs with
Requested 2026 Changes

1

Proposed Change in FTE:

None

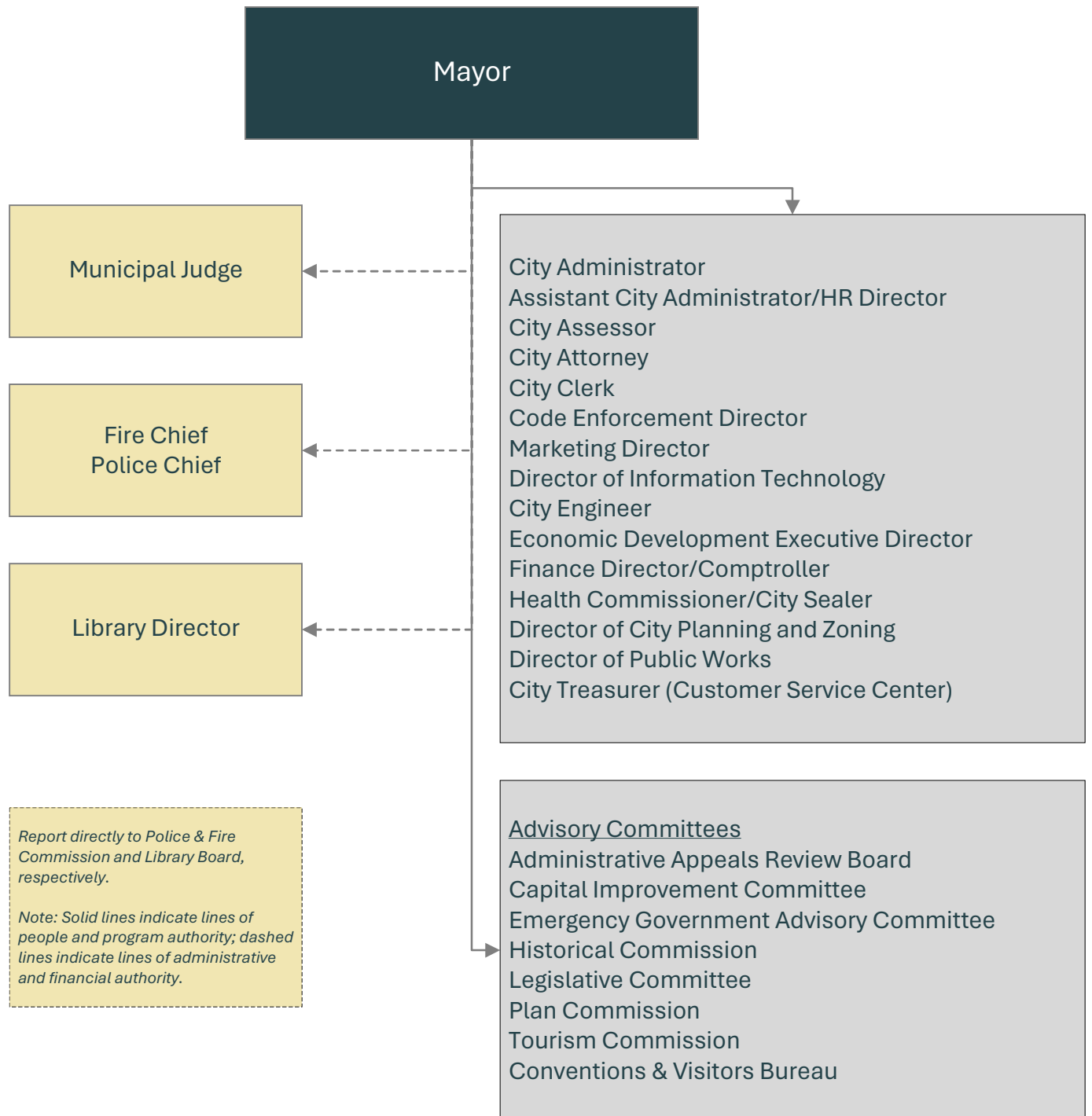
Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	One Time/Ongoing
None	N/A

Mayor



Changes from 2025 -
None

CITY FUNDED FTES: 1.0

**CITY OF WEST ALLIS
MAYOR
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 79,728	\$ 82,742	\$ 85,304	\$ 85,304	\$ 63,293	\$ 85,304	\$ 87,861	\$ 2,557	3.0%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	24,700	25,334	26,666	26,666	19,900	26,666	27,820	1,154	4.3%
Dental Insurance	1,260	1,397	1,431	1,431	1,073	1,431	1,459	28	2.0%
Other Benefits	584	828	867	867	598	867	349	(518)	(59.7%)
Payroll Taxes	5,893	6,134	6,526	6,526	4,600	6,526	6,721	195	3.0%
Pension	5,423	5,723	5,929	5,929	4,399	5,929	6,326	397	6.7%
PERSONNEL	117,588	122,158	126,723	126,723	93,863	126,723	130,536	3,813	3.0%
Other Professional Services	81	-	150	150	-	150	150	-	-
Maintenance Contracts	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	81	-	150	150	-	150	150	-	-
Utilities	338	327	400	400	216	350	400	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	1	90	60	60	-	60	60	-	-
Books & Subscriptions	-	-	30	30	-	30	30	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	339	417	490	490	216	440	490	-	-
Training & Travel	3,987	5,465	6,550	6,550	5,334	6,600	9,000	2,450	37.4%
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	3,987	5,465	6,550	6,550	5,334	6,600	9,000	2,450	37.4%
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 121,995	\$ 128,040	\$ 133,913	\$ 133,913	\$ 99,413	\$ 133,913	\$ 140,176	\$ 6,263	4.7%

2026 BUDGET NOTES:

Increase in the personnel category reflects a salary increase in accordance with municipal code and inflationary increases to benefit rates.

Municipal Court

Mission:

It is the mission of the West Allis Municipal Court to administer justice and endure accountability while providing justice to the people in a prompt, professional manner while being dedicated to the principals of impartiality, fairness, and integrity.



Services Provided

- Provide a specific set of services tied to enforcing local ordinances and handling violations.
- Adjudicate both traffic and non-traffic violations issued by the West Allis Police Department and other City departments for alleged violations of the West Allis Municipal Code.
- Administer justice and hold individuals accountable if found guilty of ordinance violations.

By the Numbers



-\$9,240

\$ Change in Budget

-2.7%

% Change in Budget

Proposed 2026 Budget

\$328,783

Salary and Benefit Budget:

\$309,028

Number of FTEs with
Requested 2026 Changes

2.9

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Solution to language barriers	TBD	One Time

Software

Name	Description
Titan Public Safety Solutions, LLC	Court system that interacts with the police, state, including department of transportation and department of revenue
Phoenix	Old records that still are outstanding

Contracted Services

Company	Description
Time System	Enables court to receive license numbers and social security numbers for collection of fines
Zoom	Court may be done on-line for reasons judge feels necessary

2025 Accomplishments

- **Enhanced Court Efficiency and Autonomy:**

Successfully implemented the “Time-System”/e-time certification process, allowing one clerk to independently run driver record checks. The court can now access records using driver’s license or social security numbers without relying on police dispatch, reducing interruptions and improving turnaround time.

- **Digitized Case Management:**

All court files are now scanned and attached directly to defendants’ electronic records, providing instant access to case information without the need to locate physical files.

- **Improved Accuracy Through Daily Reporting:**

Established daily report reviews to identify and correct errors promptly, ensuring data accuracy before information is transmitted to defendant records or external agencies.

- **Maintained Timely Case Processing:**

Streamlined weekly workflows to ensure all dispositions are entered and cases are updated by week’s end, improving overall case management efficiency.

- **Optimized In-Court Operations:**

Clerks effectively manage real-time administrative, judicial, and case-processing tasks during court sessions. Utilizing court management software, staff now communicate with defendants and attorneys promptly, ensuring smooth court operations and responsive public service.

- **Strengthened Case Tracking and Compliance:**

Developed procedures for continuous case monitoring to prevent delays and backlogs. Court staff now update and transmit dispositions promptly to all required entities.

- **Reduced Case Backlog:**

Implemented improved scheduling and workflow processes to minimize pending cases and expedite case resolution.

- **Expanded Payment Options:**

Introduced flexible payment systems allowing defendants to pay online via the City website or directly through collection agencies, reducing in-person traffic and wait times.

- **Streamlined Case Documentation:**

Standardized templates for pleas and common filings, transitioning the court to a fully paperless system

simplifies data entry and retrieval.

- **Increased Fine and Fee Recovery:**

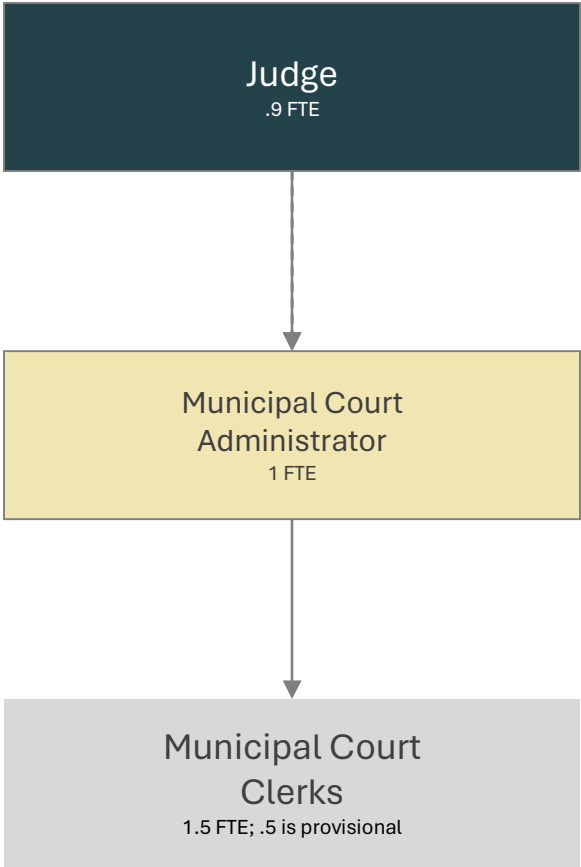
Strengthened collection procedures, resulting in higher recovery rates for outstanding fines and fees.

- **Adopted Virtual Hearings:**

Introduced virtual hearing options for select case types, improving accessibility for participants and reducing the number of continuances.



Municipal Court



Changes from 2025 -
None

CITY FUNDED FTES: 2.9
& 0.5 provisional

**CITY OF WEST ALLIS
MUNICIPAL COURT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 217,894	\$ 227,567	\$ 226,310	\$ 226,310	\$ 173,416	\$ 226,310	\$ 231,345	\$ 5,035	2.2%
Salaries - Part-Time	34,447	16,199	26,520	26,520	8,692	26,520	10,905	(15,615)	(58.9%)
Overtime	256	335	-	-	52	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	34,597	27,237	26,414	26,414	20,836	26,414	27,558	1,144	4.3%
Dental Insurance	2,171	1,483	1,335	1,335	1,036	1,335	1,362	27	2.0%
Other Benefits	1,883	2,381	1,983	1,983	1,674	1,983	1,883	(100)	(5.0%)
Payroll Taxes	19,147	18,246	19,341	19,341	13,513	19,341	18,533	(808)	(4.2%)
Pension	17,427	16,297	17,572	17,572	12,021	17,572	17,442	(130)	(0.7%)
PERSONNEL	327,822	309,745	319,475	319,475	231,240	319,475	309,028	(10,447)	(3.3%)
Other Professional Services	-	399	2,000	2,000	21	2,000	1,750	(250)	(12.5%)
Maintenance Contracts	7,829	8,061	8,298	8,298	9,339	9,339	9,400	1,102	13.3%
PROFESSIONAL SERVICES	7,829	8,460	10,298	10,298	9,360	11,339	11,150	852	8.3%
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	239	2,000	2,000	-	-	2,000	-	-
Supplies	3,853	4,118	4,600	4,600	2,302	4,300	4,000	(600)	(13.0%)
Books & Subscriptions	700	800	150	150	800	-	800	650	433.3%
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	4,553	5,157	6,750	6,750	3,102	4,300	6,800	50	0.7%
Training & Travel	631	890	1,500	1,500	260	1,300	1,805	305	20.3%
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	159	159	-	-	-
MISCELLANEOUS	631	890	1,500	1,500	419	1,459	1,805	305	20.3%
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 340,835	\$ 324,252	\$ 338,023	\$ 338,023	\$ 244,121	\$ 336,573	\$ 328,783	\$ (9,240)	(2.7%)

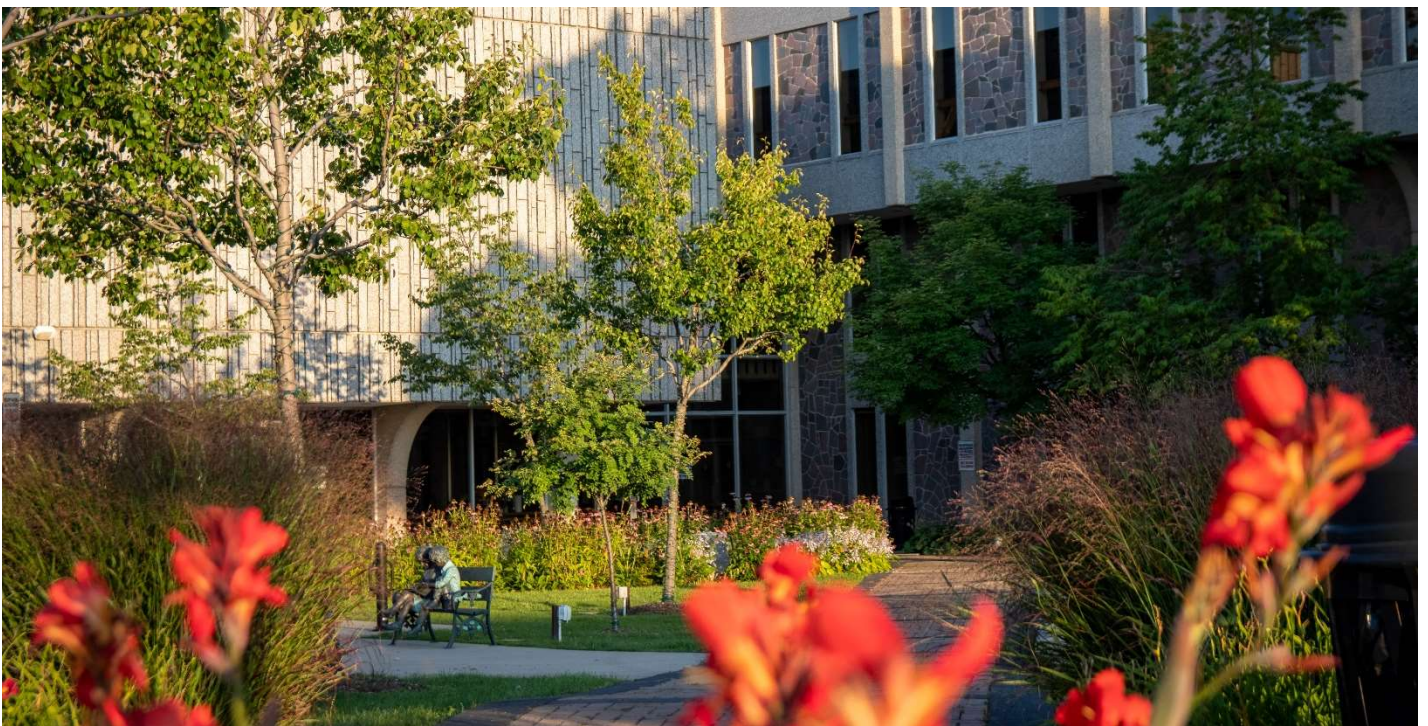
2026 BUDGET NOTES:

Part-time salaries have fluctuated in recent years. The decrease for 2026 reflects authorized org chart staffing and aligns with current year actual part-time staffing needs.

Administration and General Government

Mission:

Exists to oversee City operations, implement Common Council policies and directives, and to ensure that the City of West Allis fulfills its vision of “West Allis will become the preferred city for visitors, residents, and businesses.”



Services Provided

- Daily Direction and Operation of the City.
- Organizational Development, Leadership, and Team Building.
- Innovation, Continuous Improvement/Change Management.
- Strategic Planning, Mission, Vision, and Purpose.
- Legislative and Intergovernmental Relation Activities and Elected Officials Support.
- Emergency Government Support.
- Risk Management.
- Collective Bargaining.
- Crisis Management – Prevention and Mitigation.

By the Numbers



+\$24,592

\$ Change in Budget

+2.9%

% Change in Budget

Proposed 2026 Budget

\$872,091

Salary and Benefit Budget:

\$217,457

Number of FTEs with
Requested 2026 Changes

1

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
City Hall Needs Study	TBD	One Time
Fire Department Merger Implementation	75,000	One Time
Create 2027-2031 Strategic Plan	26,430	One Time

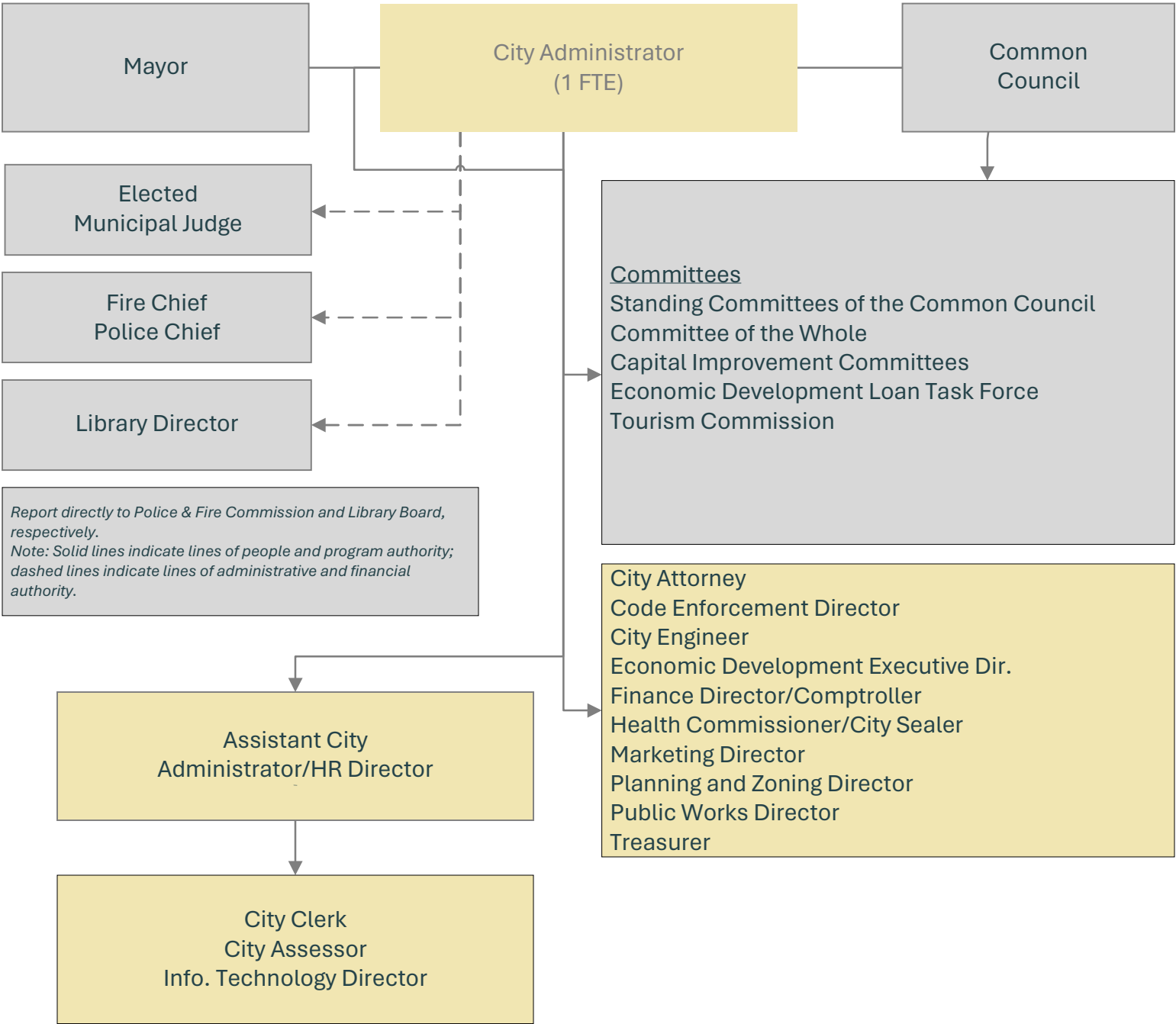
Contracted Services

Company	Description
CVMIC	Liability Insurance Company

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Strategic Planning	Update activities and goals quarterly; complete 75% of annual goals.	Complete annual update.	Creating new 5-year plan.
Innovation/ Continuous Improvement	5 staff participate in lean training, 2 project checklists in open gov, 10 external processes and 5 internal processes in OpenGov, review 1 dept. external communications.	Continue streamlining budget process, progress discussion on farmers market improvements.	Complete a City Hall Space study and work to reactivate City parks.
Policy, Procedure, Ordinance and Contract Updates	Implement contract management software, complete employee handbook.	Continue conversion of policies to new format and creation of employee handbook.	Work on creating administrative rules.
Organizational Development	2 nd lead West Allis cohort, supervisory training implemented; bi-monthly lunch and learns; formalize supervisory training program; 6 lunch and learns; 1 West Allis cares program.	1 Lead West Allis Cohort, Quarterly town hall meetings.	10 executive leadership meetings, 12 employee newsletters, 8 town hall meetings.
Collaborations, Community Relations, Legislative Support	Implementation of the joint health department.	Complete fire department study and continue discussion on a potential Joint Fire Department with Wauwatosa.	Create a joint Fire Department 2027, Establish working admin/manager group to discuss collaboration ideas, create new opportunities for community engagement.
Risk Management	Pilot dash cameras in non pd vehicles.	Complete installation of vehicle cameras.	Work to revitalize the internal risk management group with quarterly meetings and create/implement training program for board, committee and commission members regarding roles, responsibility, open records, etc.

City Administration



Changes from 2025 -
City Administrator – 1 FTE
(no longer City Administrator/Clerk)

CITY FUNDED FTES: 1.0

**CITY OF WEST ALLIS
CITY ADMINISTRATION & GENERAL GOVERNMENT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 129,476	\$ 128,043	\$ 124,606	\$ 230,717	\$ 168,776	\$ 233,764	\$ 149,573	\$ 24,967	20.0%
Salaries - Part-Time	-	-	15,000	15,000	-	-	15,000	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	18,339	17,208	17,866	33,520	29,546	43,159	27,820	9,954	55.7%
Dental Insurance	986	932	931	1,740	1,508	2,202	1,459	528	56.7%
Other Benefits	802	1,200	1,159	1,159	1,568	1,619	1,393	234	20.2%
Payroll Taxes	9,210	8,959	9,533	17,651	12,590	15,811	11,443	1,910	20.0%
Pension	8,806	8,856	8,660	16,035	10,732	15,249	10,769	2,109	24.4%
PERSONNEL	167,619	165,198	177,755	315,822	224,720	311,804	217,457	39,702	22.3%
Other Professional Services	-	28,114	118,550	118,550	29,635	118,500	118,500	(50)	(0.0%)
Maintenance Contracts	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	-	28,114	118,550	118,550	29,635	118,500	118,500	(50)	(0.0%)
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	454	1,484	26,960	26,960	5,959	11,460	12,000	(14,960)	(55.5%)
Books & Subscriptions	-	143	650	650	-	-	650	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	454	1,627	27,610	27,610	5,959	11,460	12,650	(14,960)	(54.2%)
Training & Travel	5,214	2,992	12,600	12,600	7,827	7,807	12,500	(100)	(0.8%)
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	471,690	510,984	510,984	490,460	477,560	510,984	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	5,214	474,682	523,584	523,584	498,287	485,367	523,484	(100)	(0.0%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 173,287	\$ 669,621	\$ 847,499	\$ 985,566	\$ 758,601	\$ 927,131	\$ 872,091	\$ 24,592	2.9%

2026 BUDGET NOTES:

Increased personnel costs for 2026 reflect a full City Administrator position. Previously the Administrator was also the City Clerk so salary and benefits were shared with other dep. Beginning in 2024 a budgetary reallocation to move General Government expenses into the City Admin budget was made for alignment with management oversight. This included property and liability insurance coverage, as well as professional services and supplies as needed for various city initiatives.

Assessor

Mission:

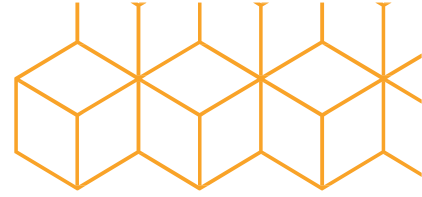
The Assessor's Office strives to ensure uniformity of assessments and a fair and equitable distribution of the tax burden to the taxpayers of West Allis.



Services Provided

- Annual Assessor services including the discovery, listing, and valuing of properties. Field inspection and review of properties - inspection of properties, photographing, sketching of structures. Review of property records, sales transactions, financial information, permits, and real estate market data.
- Review local tax appeals, educate, and assist public in tax appeal rights, and defend values during open book, Board of Review and Circuit Court. Review property tax exemption requests.
- Revaluation of all taxable property in compliance with State law.

By the Numbers



+\$24,394

\$ Change in Budget

+4.6%

% Change in Budget

Proposed 2026 Budget

\$560,481

Salary and Benefit Budget:

\$494,581

**Number of FTEs with
Requested 2026 Changes**

4

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

1 Assessment Technician

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Increased postage/mileage for 2026 Revaluation.	\$3,000	One Time
A full citywide revaluation of residential and commercial properties is planned for 2026. This revaluation will capture ongoing market shifts starting in 2024 and update the City's assessment models to ensure they accurately reflect current real estate market conditions.		One Time

Software

Name	Description
Market Drive Computer Assisted Mass Appraisal (CAMA)	Software used to store property information and to value real property.

ArcGIS	Mapping software to analyze property and valuation data.
NCSS	Software used to perform statistical analysis.
Rapid Sketch	Software used for sketching buildings.

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Maintain level of assessment within statutory requirements through market-based adjustments or revaluations.	87.59% Assessment Level	88% DOR Assessment Level; 97% City Assessment Level	95-105% Assessment Level
Improve uniformity of assessments.	Uniformity with 2024	Uniformity in targeted neighborhoods	2026 Revaluation
Defend all assessed values.	Tax appeal cases defended: Open Book – 581 BOR – 157 Circuit Court – 24	Tax appeal cases defended: Open Book – 67 BOR – 32 Circuit Court – 5-8	Tax appeal cases defended: Open Book – 300-500 BOR – 100-150 Circuit Court – 20-25

2025 Accomplishments

- **Successful 2024 Citywide Revaluation:**

In 2024, the City of West Allis completed a citywide revaluation in accordance with State law, establishing an assessment base at 100% of estimated fair market value. Following the revaluation, the Wisconsin Department of Revenue (DOR) initially determined the City's assessment level to be 87.59%, suggesting that property values should have been higher to meet the State's estimate of fair market value. The City formally challenged this determination, and in August 2025, the DOR revised the 2024 assessment level to 90.45%, confirming that the City met compliance standards for that year. The City maintains that the actual 2024 assessment level accurately reflected 100% of fair market value, which would project a 2025 level of approximately 97%.

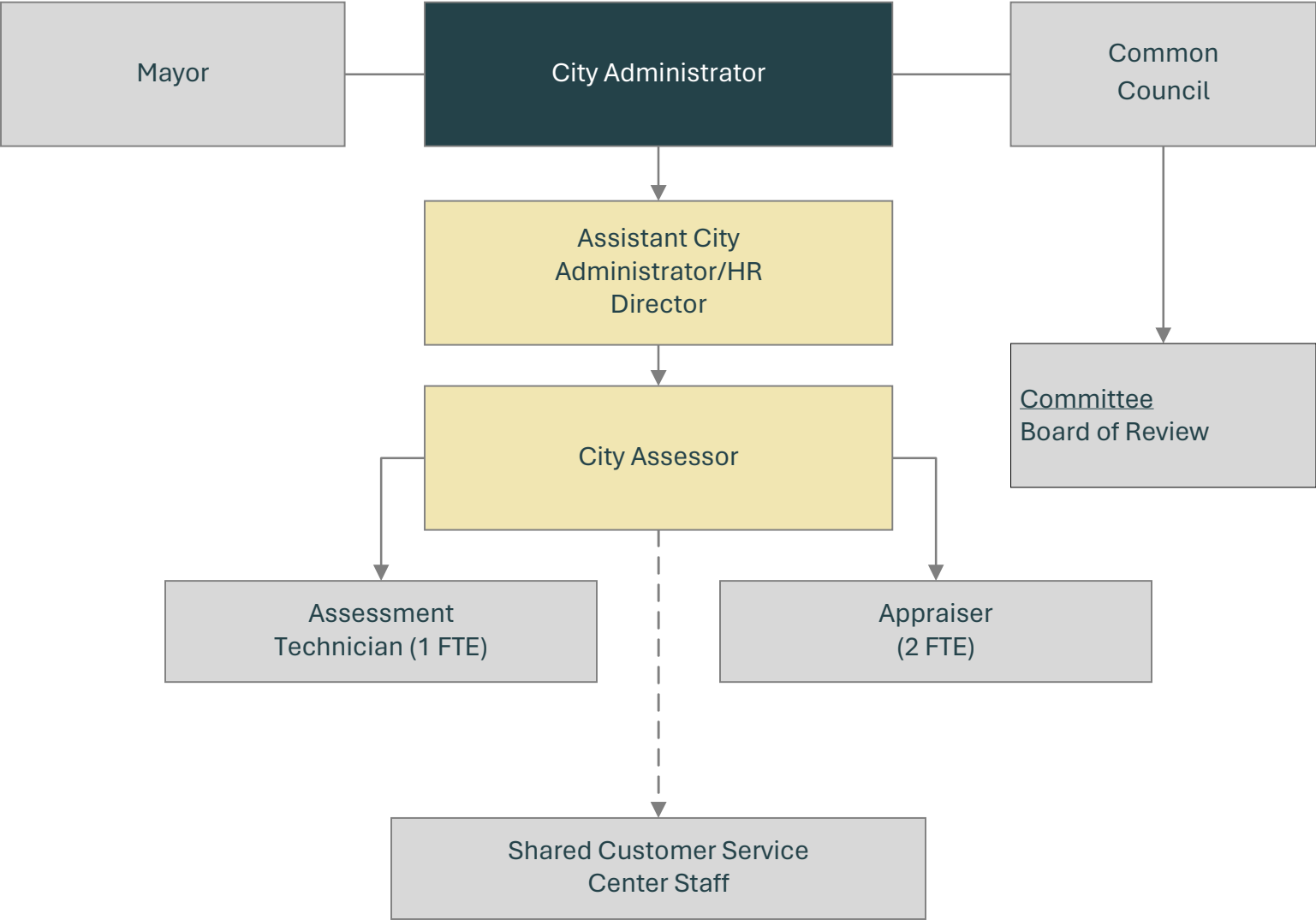
- **2025 Maintenance Year:**

The 2025 assessment cycle was a maintenance year, during which value changes were limited to new construction, building permits, and tax classification adjustments.

- **Citywide Property Inspection Program:**

The next phase of the City's comprehensive assessment initiative involves a multi-year property inspection program to verify and update property records. This effort is essential to maintaining fair and equitable assessments across all property types and will require additional staffing to ensure timely and accurate completion.

Assessor



Changes from 2024 -
None

CITY FUNDED FTES: 4 FTE

**CITY OF WEST ALLIS
ASSESSOR
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 235,477	\$ 256,021	\$ 331,818	\$ 331,818	\$ 201,136	\$ 276,480	\$ 338,286	\$ 6,468	1.9%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	2,112	-	-	44	44	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	54,654	51,451	90,146	90,146	38,074	49,437	98,059	7,913	8.8%
Dental Insurance	2,835	3,212	3,765	3,765	2,849	3,895	4,852	1,087	28.9%
Other Benefits	1,588	2,461	3,088	3,088	1,811	2,829	3,148	60	1.9%
Payroll Taxes	17,466	19,031	25,384	25,384	14,990	19,506	25,879	495	2.0%
Pension	16,016	17,818	23,061	23,061	13,982	18,176	24,357	1,296	5.6%
PERSONNEL	328,036	352,106	477,262	477,262	272,886	370,367	494,581	17,319	3.6%
Other Professional Services	4,485	4,547	13,000	13,000	5,830	12,000	15,000	2,000	15.4%
Maintenance Contracts	12,685	11,515	18,500	18,500	11,511	11,511	18,500	-	-
PROFESSIONAL SERVICES	17,170	16,062	31,500	31,500	17,341	23,511	33,500	2,000	6.3%
Utilities	365	321	1,000	1,000	718	1,000	2,000	1,000	100.0%
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	500	500	-	500	500	-	-
Supplies	1,410	13,648	12,800	12,800	1,522	3,500	15,500	2,700	21.1%
Books & Subscriptions	7,457	7,244	8,725	8,725	6,156	9,000	9,500	775	8.9%
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	9,232	21,213	23,025	23,025	8,396	14,000	27,500	4,475	19.4%
Training & Travel	1,966	2,640	4,100	4,100	211	4,100	4,700	600	14.6%
Regulatory & Safety	148	-	200	200	-	200	200	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	2,114	2,640	4,300	4,300	211	4,300	4,900	600	14.0%
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 356,552	\$ 392,021	\$ 536,087	\$ 536,087	\$ 298,834	\$ 412,178	\$ 560,481	\$ 24,394	4.6%

2026 BUDGET NOTES:

The 2025 budgeted amounts for personnel were estimated salaries for positions that had been vacant. The 2026 budget reflects current staffing levels, including an estimate for one currently vacant position, and routine movement through pay ranges.

City Attorney

Mission:

To provide exceptional legal counsel to employees and officials while safeguarding the interests of the city and fostering a safe, prosperous, and inclusive community.



Services Provided

- Legal counsel and opinions.
- Representation in litigation and administrative proceedings.
- Drafting and reviewing legal documents.
- Prosecution of municipal ordinance violations.
- Debt collection.
- Nuisance abatement.

By the Numbers



+\$21,051

\$ Change in Budget

+2.5%

% Change in Budget

Proposed 2026 Budget

\$865,856

Salary and Benefit Budget:

\$795,028

Number of FTEs with
Requested 2026 Changes

6.2

Proposed Change in FTE:

+0.2

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
None	\$0	N/A

Software

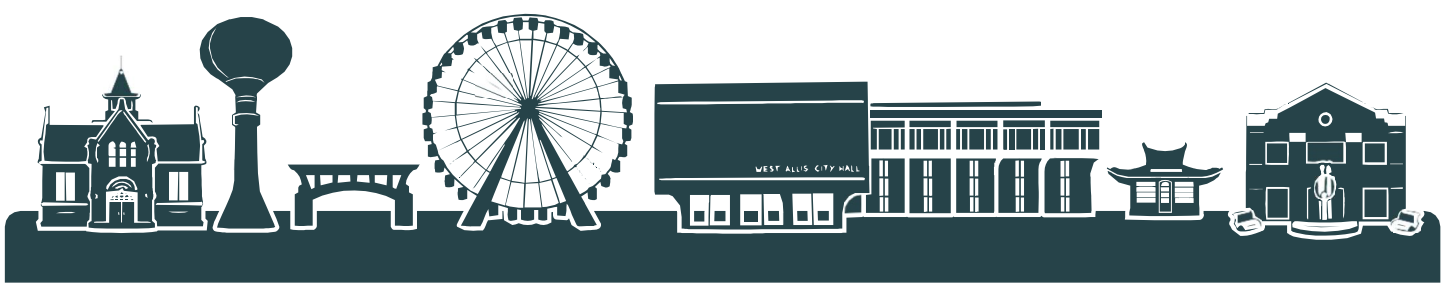
Name	Description
Legal Files	Office file management system.
Lexis+	Legal research database and search engine.

Performance Indicators

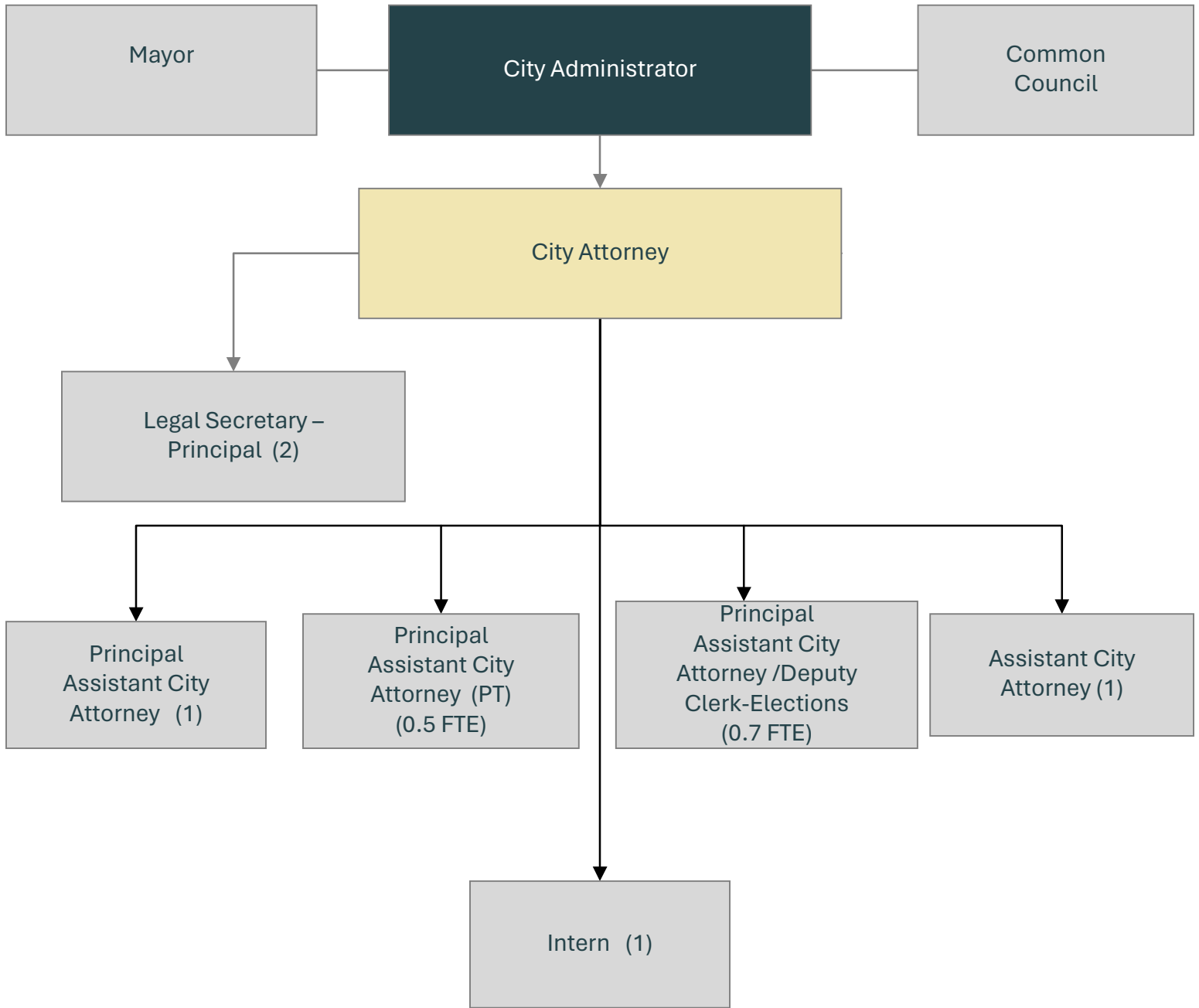
Description	2024 Actual	2025 Projected	2026 Planned
Amount paid out in claims.	\$59,594	\$40,000	\$25,000
Total claims filed.	77	85	75
Outside counsel expenditure.	\$61,576	\$15,000	\$15,000

2025 Accomplishments

- Handling 28 open lawsuits in state court.
- Represented City in 51 new legal matters in state court.
- Processed 1,828 municipal court citations.



City Attorney



Changes from 2025 –
30% of Prin Asst City Attorney moved to Deputy Clerk-Elections role (-0.3 FTE)
Added part-time Prin City Attorney (+0.5 FTE)
Overall change: +0.2 FTE

CITY FUNDED FTES: 6.2 FTE & 1 Intern

**CITY OF WEST ALLIS
CITY ATTORNEY
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 587,175	\$ 537,484	\$ 561,560	\$ 588,970	\$ 412,748	\$ 555,000	\$ 600,287	\$ 38,727	6.9%
Salaries - Part-Time	20,889	22,431	20,800	20,800	16,979	21,000	22,016	1,216	5.8%
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	91,194	81,229	89,386	89,386	57,192	89,386	69,355	(20,031)	(22.4%)
Dental Insurance	5,571	4,874	5,155	5,155	3,521	5,155	5,293	138	2.7%
Other Benefits	3,719	4,854	5,310	5,310	3,529	5,310	5,784	474	8.9%
Payroll Taxes	45,486	41,485	44,550	46,646	31,875	44,550	47,545	2,995	6.7%
Pension	39,693	37,169	40,474	42,379	27,939	40,474	44,748	4,274	10.6%
PERSONNEL	793,727	729,526	767,235	798,646	553,783	760,875	795,028	27,793	3.6%
Other Professional Services	14,377	6,384	23,000	23,000	10,502	22,085	13,500	(9,500)	(41.3%)
Maintenance Contracts	2,503	2,628	2,800	2,800	2,759	2,759	2,898	98	3.5%
PROFESSIONAL SERVICES	16,880	9,012	25,800	25,800	13,261	24,844	16,398	(9,402)	(36.4%)
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	928	1,094	1,800	1,800	633	1,300	1,800	-	-
Books & Subscriptions	7,017	625	4,020	4,020	4,112	4,112	5,280	1,260	31.3%
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	7,945	1,719	5,820	5,820	4,745	5,412	7,080	1,260	21.6%
Training & Travel	5,442	5,050	5,950	5,950	7,597	7,204	7,350	1,400	23.5%
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	270,251	74,982	40,000	40,000	36,360	36,360	40,000	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	275,693	80,032	45,950	45,950	43,957	43,564	47,350	1,400	3.0%
Capital Items	116	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	116	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 1,094,361	\$ 820,289	\$ 844,805	\$ 876,216	\$ 615,746	\$ 834,695	\$ 865,856	\$ 21,051	2.5%

2026 BUDGET NOTES:

Personnel increase reflects routine staff movement through pay ranges, plus a net budgetary staffing increase of 0.20 FTE. A part-time 0.5 FTE Attorney was added, offset by allocation of 30% of a full time attorney (0.3 FTE) to the Clerk's Office to support Elections.

Professional Services had been increased in 2025 based on a possible need for outside counsel. The decrease for 2026 reflects a lower need.

The City's claims experience is difficult to predict and can vary significantly from year-to-year. For 2026 a normal claims year has been budgeted.

Information Technology

Mission:

The information Technology Department provides other City departments with technology solutions and support. We strive to exceed the expectations of our customers with the timeliness of fulfilling their requests while providing safe and reliable solutions.



Services Provided

- Technology Training.
- End User Support.
- Geographical Information Systems.
- Application support and Data Management.
- IT Infrastructure Management.

By the Numbers



+\$82,516

\$ Change in Budget

+5.3%

% Change in Budget

Proposed 2026 Budget

\$1,644,696

Salary and Benefit Budget:

\$1,028,496

Number of FTEs with
Requested 2026 Changes

9.0

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

1 PC Technician

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
MDR (Cybersecurity) protection. Federal grant covers the cost from Jan-Aug in 2026.	\$13,000	\$13,000 for 2026; \$52,000/yr
Increase computer replacement allocation.	\$20,000	Ongoing
Increase in cost for the Barracuda total email protection suite. 5-year contract ends in November of 2026.	TBD	Ongoing

Contracted Services

Company	Description
Rhyme	Managed Print Services
Verizon	Wireless provider
Spectrum	Voice services and leased fiber line to WiscNet
WiscNet	Internet Service Provider

Software

Name	Description
Microsoft 365	E-Mail, Calendaring, Teams, Word, Excel, PowerPoint, OneDrive, Etc.
Mitel	Telephone system
Palo Alto	Firewalls
ExacqVision	Camera video management System
Docuware	Document Management System
ESRI	GIS platform
Acronis	Data back-up solution
Barracuda	Total e-mail protection (Archiving, filters, Phishing simulation & training)
Keri	Electronic door lock system & access control
Field Effect	MDR Cybersecurity provider
Adobe	PDF Viewing and editing
Meraki	Mobile Device Management

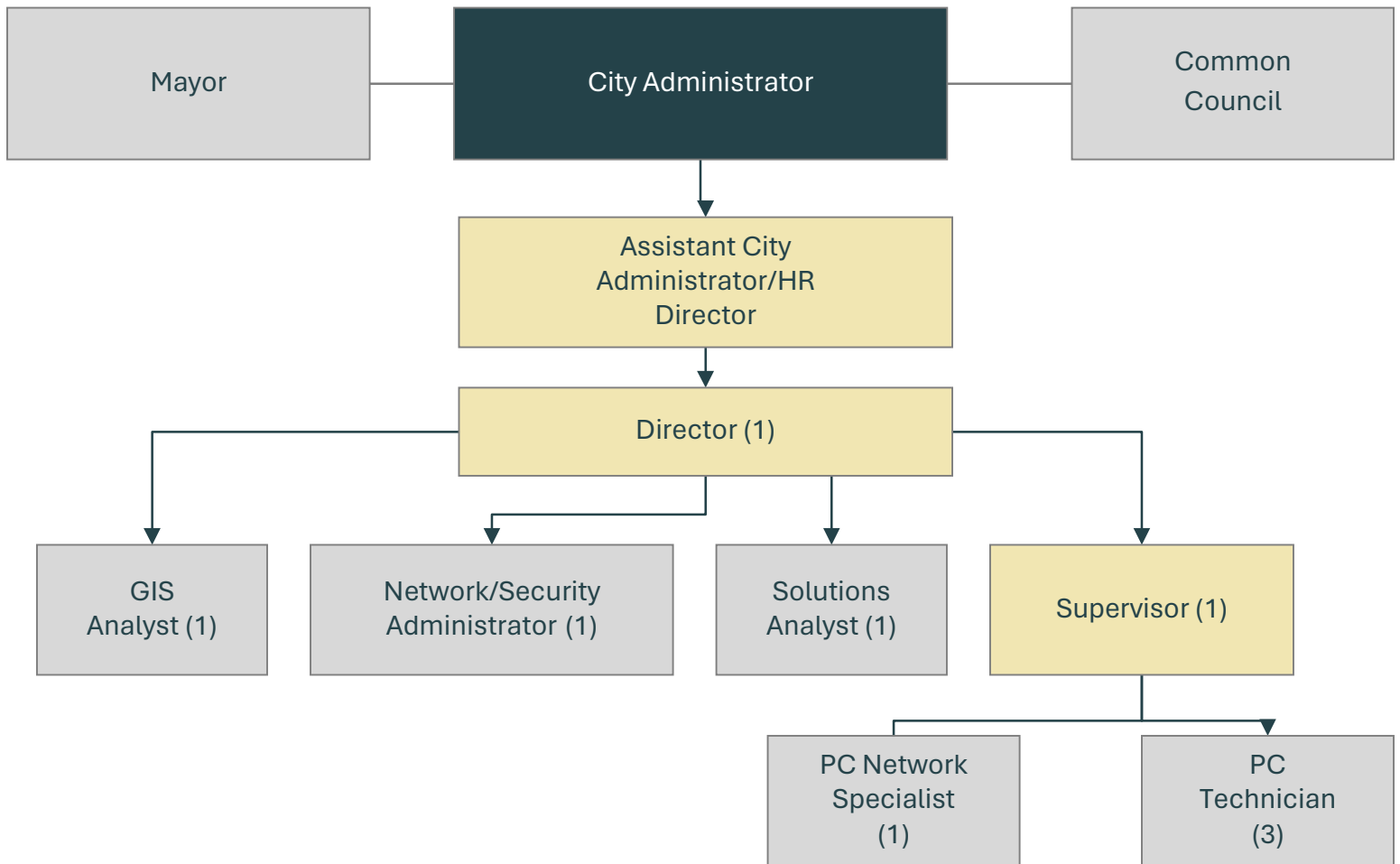
Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Technology Training	4 sessions	3 sessions	4 sessions
Reduce the need of employee IT Support	1779	1547	1469
IT Infrastructure Management: 99.5% uptime of critical systems. Zero Cyber Security incidents.	99.5% Uptime; Zero incidents	99.5% Uptime; 2 incidents	99.5% Uptime; Zero incidents
GIS: Develop Geographical maps for the public web site to tell the story of how West Allis is evolving as a City	GIS public gallery was still under construction	16 maps are available	4 maps, at least one being a story board that highlights new commercial development in the City
Applications & Data: Integrate data and applications to show a more unified view of what is done in the City	3 integrations	4 integrations	Integrate Police information with neighboring law enforcement agencies

2025 Accomplishments

- **Expanded Service Tracking Across Communities**
Added West Milwaukee and Greenfield addresses to the OpenGov system, allowing the Health Department to track work done in these communities more efficiently.
- **Improved Accuracy of Code Enforcement Letters**
Updated OpenGov’s “code violation” database so letters sent to residents now automatically include the correct language from City ordinances.
- **Modernized City Phone System**
Replaced all old copper AT&T phone lines with a new wireless system—improving reliability and reducing costs.
- **Enhanced Security at City Facilities**
Installed new security cameras at City Hall with grant funding from CVMIC and expanded security cameras and Wi-Fi coverage at Liberty Heights.
- **Upgraded Key City Software**
Updated several major systems—Naviline, DocuWare, Keri, TraCS, and ProPhoenix—to improve performance, security, and user experience for staff.
- **Streamlined Court Communications**
Created a new pre-trial phone line and automated call menu for the Municipal Court to help residents reach the right department faster.
- **Launched New City Website and Employee Intranet**
Partnered with departments on the launch of the new City website (Apptegy) and an improved employee intranet built on SharePoint.
- **Upgraded Audio-Visual Systems at City Hall**
Installed new conference and meeting room technology, allowing departments to run meetings independently without relying on Cable Communications.
- **Strengthened Cybersecurity**
Introduced targeted cybersecurity training for staff who handle City finances and deployed advanced protection systems, including Field Effect MDR and Cloudflare security for VisitStallis.com.
- **Improved Public Access to City Data**
Redesigned the OpenGov public portal, making it easier for residents to find financial and performance information.

Information Technology



Changes from 2025 - None

CITY FUNDED FTES: 9

**CITY OF WEST ALLIS
INFORMATION TECHNOLOGY
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 661,239	\$ 694,680	\$ 703,785	\$ 703,785	\$ 507,727	\$ 670,000	\$ 727,692	\$ 23,907	3.4%
Salaries - Part-Time	2,744	-	4,036	4,036	-	-	-	(4,036)	(100.0%)
Overtime	996	2,223	2,000	2,000	472	1,000	2,000	-	-
Other Pay	6,324	5,888	5,605	5,605	5,502	5,600	5,605	-	-
Health Insurance	149,659	153,131	162,018	162,018	121,015	162,000	169,033	7,015	4.3%
Dental Insurance	8,204	8,696	8,852	8,852	6,472	8,600	9,029	177	2.0%
Other Benefits	4,005	6,409	6,566	6,566	4,414	6,670	6,777	211	3.2%
Payroll Taxes	49,710	51,903	54,301	54,301	37,859	54,000	55,822	1,521	2.8%
Pension	45,436	48,535	49,052	49,052	35,114	49,000	52,538	3,486	7.1%
PERSONNEL	928,317	971,465	996,215	996,215	718,575	956,870	1,028,496	32,281	3.2%
Other Professional Services	90,771	113,407	107,000	107,000	57,881	90,000	73,200	(33,800)	(31.6%)
Maintenance Contracts	280,788	266,971	319,915	319,915	260,752	315,000	379,750	59,835	18.7%
PROFESSIONAL SERVICES	371,559	380,378	426,915	426,915	318,633	405,000	452,950	26,035	6.1%
Utilities	44,462	44,869	45,000	45,000	35,030	40,000	42,000	(3,000)	(6.7%)
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	2,884	1,605	13,000	3,000	1,252	10,000	13,000	-	-
Supplies	78,065	81,378	71,550	81,550	58,190	84,550	99,550	28,000	39.1%
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	125,411	127,852	129,550	129,550	94,472	134,550	154,550	25,000	19.3%
Training & Travel	8,790	3,489	9,500	9,500	5,857	8,200	8,700	(800)	(8.4%)
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	14	-	-	-	-	-	-	-	-
MISCELLANEOUS	8,804	3,489	9,500	9,500	5,857	8,200	8,700	(800)	(8.4%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 1,434,091	\$ 1,483,184	\$ 1,562,180	\$ 1,562,180	\$ 1,137,537	\$ 1,504,620	\$ 1,644,696	\$ 82,516	5.3%

2026 BUDGET NOTES:

Personnel increase reflects routine staff movement through pay ranges, not a change in staffing.

Decrease in Professional Services is related to managed printers. The monthly fee includes a service agreement and the cost of leased equipment. The leases end in April 2026 so the budget reflects a corresponding decrease in the monthly fee.

Increase in Maintenance Contracts reflects adding more Microsoft licenses and a sizable increase in fees for email security and archival.

Human Resources

Mission:

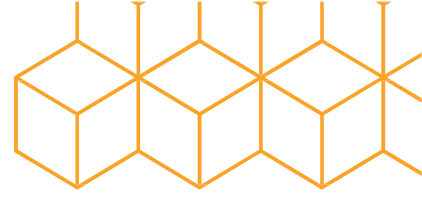
The HR Department is committed to continuous process improvement and innovation in its strategic alignment with City departments to attract, develop, empower, and retain an inclusive and engaged workforce.



Services Provided

- Developing existing workforce to meet organizational and employee needs and goals.
- Cultivating an empowered workforce.
- Recruiting and retaining top talent.
- Creating and maintaining an inclusive and welcoming workplace.

By the Numbers



+\$111,274

\$ Change in Budget

+14.0%

% Change in Budget

Proposed 2026 Budget

\$906,845

Salary and Benefit Budget:

\$789,995

Number of FTEs with
Requested 2026 Changes

6

Proposed Change in FTE:

+1.0

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Transition to new Payroll/Human Resource Information System as part of larger Human Capital Management system upgrade project in coordination with Finance Department.	TBD	One Time

Software

Name	Description
TRIAD	Online system for benefits enrollment and administration.
NEOGOV	Performance and learning management, onboarding and recruitment tools.
Wellworks	Wellness rewards app and Health Risk Assessment administration.

Contracted Services

Company	Description
Anthem	PPO and HD health plan administration.
Aurora EAP	Employee Assistance Program administrator.
EBC	Health Care and Dependent Care Flexible Spending Account administrator.
Network Health	Administers Family Savings Plan.
QuadMed Health	Provides no- and low-cost healthcare services at near-site health clinics.
Reliance Standard	Long-term disability benefit administrator.
Serve You Rx	Retail and mail order pharmacy network.
SuperiorVision	Administers materials-only vision insurance plan.
Tri City National Bank	Health Savings Account administrator.
USI	Independent consulting firm for health benefits strategy.

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Employee Voluntary Turnover Rate	11.3%	11%	<10%
Worker's Compensation Severity Rate	37	17	25
Employee Development and Legally Required Training Topics Offered	37	17	25
Employee 5+ Year Tenure Rate	64.3%	67%	>67%
Average Employee Tenure	10.7 years	11 years	>11 years
Average Applications per Job Posting	43	+45	>45
Average Time to Hire	62 days	60 days	<45 days

2025 Accomplishments

- **Retention and Compensation Strategy**

Completed comprehensive market rate reviews of multiple positions and implemented salary adjustments to ensure equity and competitiveness. Adopted a revised salary schedule that expanded the framework to include additional steps within each pay grade, improving opportunities for progression and strengthening recruitment and retention. Applied targeted equity and retention adjustments to positions facing the greatest recruitment and retention challenges.

- **Policy Review and Administrative Rule Development**

Launched a multi-department review of human resource–related policies and administrative rules to improve accessibility, consistency, and responsiveness. Updated and reorganized several policies in 2025, establishing the foundation for broader completion of the initiative in 2026.

- **Employee Handbook Update**

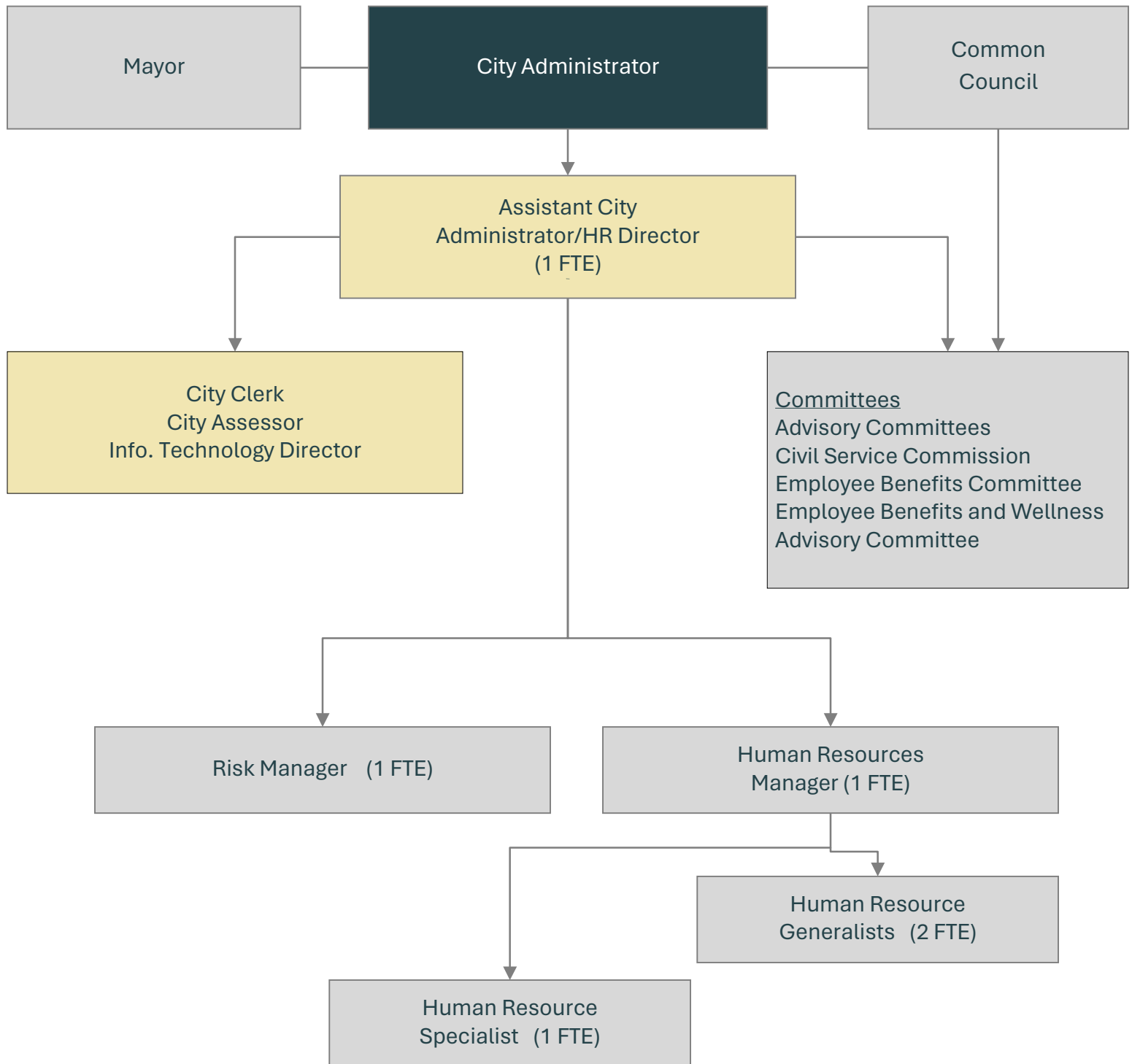
Advanced the update of the City’s outdated employee handbook by modernizing policies, streamlining content, and ensuring clarity for employees. Completed a working draft by the end of 2025, with formal adoption and launch scheduled for 2026.

- **WorkSafe West Allis Program**

Launched the WorkSafe West Allis program to promote workplace safety and injury prevention. Introduced safety bulletins, clarified emergency procedures and documentation, implemented an improved injury and illness reporting process, produced safety videos, and initiated stretching and ergonomics practices to support employee health and well-being.



Administration – Human Resources



Changes from 2025 -
HR Generalist-Lead reclassified to HR Manager
Added Human Resource Specialist (+1.0 FTE)

CITY FUNDED FTES: 6 FTE

**CITY OF WEST ALLIS
HUMAN RESOURCES
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 449,112	\$ 459,477	\$ 459,199	\$ 386,739	\$ 274,528	\$ 386,739	\$ 536,465	\$ 77,266	16.8%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	93,523	95,945	100,740	69,432	62,403	69,432	123,711	22,971	22.8%
Dental Insurance	4,793	5,071	5,141	3,523	3,185	3,523	6,661	1,520	29.6%
Other Benefits	3,243	27,431	50,774	50,774	13,622	25,774	43,493	(7,281)	(14.3%)
Payroll Taxes	33,227	33,753	35,128	29,584	20,192	29,584	41,040	5,912	16.8%
Pension	30,528	31,738	31,914	26,878	19,080	26,878	38,625	6,711	21.0%
PERSONNEL	614,426	653,415	682,896	566,930	393,010	541,930	789,995	107,099	15.7%
Other Professional Services	1,449	149,283	48,800	48,800	45,036	50,978	48,000	(800)	(1.6%)
Maintenance Contracts	158	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	1,607	149,283	48,800	48,800	45,036	50,978	48,000	(800)	(1.6%)
Utilities	1,830	1,932	1,650	1,650	1,439	1,650	1,650	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	4,180	2,804	3,250	3,250	1,030	2,250	3,200	(50)	(1.5%)
Books & Subscriptions	22,790	24,645	26,125	26,125	26,381	26,500	29,000	2,875	11.0%
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	14,406	12,821	17,000	17,000	5,349	15,000	17,000	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	43,206	42,202	48,025	48,025	34,199	45,400	50,850	2,825	5.9%
Training & Travel	6,214	2,992	8,350	8,350	1,227	2,200	7,000	(1,350)	(16.2%)
Regulatory & Safety	-	8,019	7,500	7,500	9,284	10,000	11,000	3,500	46.7%
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	6,214	11,011	15,850	15,850	10,511	12,200	18,000	2,150	13.6%
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 665,453	\$ 855,911	\$ 795,571	\$ 679,605	\$ 482,756	\$ 650,508	\$ 906,845	\$ 111,274	14.0%

2026 BUDGET NOTES:

Personnel increase reflects a department reorganization to create an HR Manager position and add an HR Specialist position (increase of 1.0 FTE)

Finance

Mission:

Maintain the financial integrity of the City, and provide accurate and timely accounting, financial analysis, and reporting to City leadership and other stakeholders.



Services Provided

- Purchasing - departmental assistance, cost savings, and compliance
- Accounts Payable
- Payroll
- Budgeting - analysis and compliance
- Financial analysis and reporting
- Fiscal grant management
- Debt management

By the Numbers



+\$80,522

\$ Change in Budget

+7.2%

% Change in Budget

Proposed 2026 Budget

\$1,204,287

Salary and Benefit Budget:

\$931,637

Number of FTEs with
Requested 2026 Changes

8

Proposed Change in FTE:

+0.25

Vacancies as of Sep. 2025:

**1 Senior Accountant
/ Accountant**

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Resolution R-2025-0084 approved +1 FTE, only budgeting for +0.25.		Ongoing

Software

Name	Description
EUNA Procurement	Online bidding and contracts management.
NaviLine (HTE)	Accounting system - supports all services in our mission.
Timekeeper	Timekeeping system.
NEW HCM System	Upgrade of HR/timekeeping/payroll partially budgeted for 2026.

Contracted Services

Company	Description
CliftonLarsonAllen	Audit services

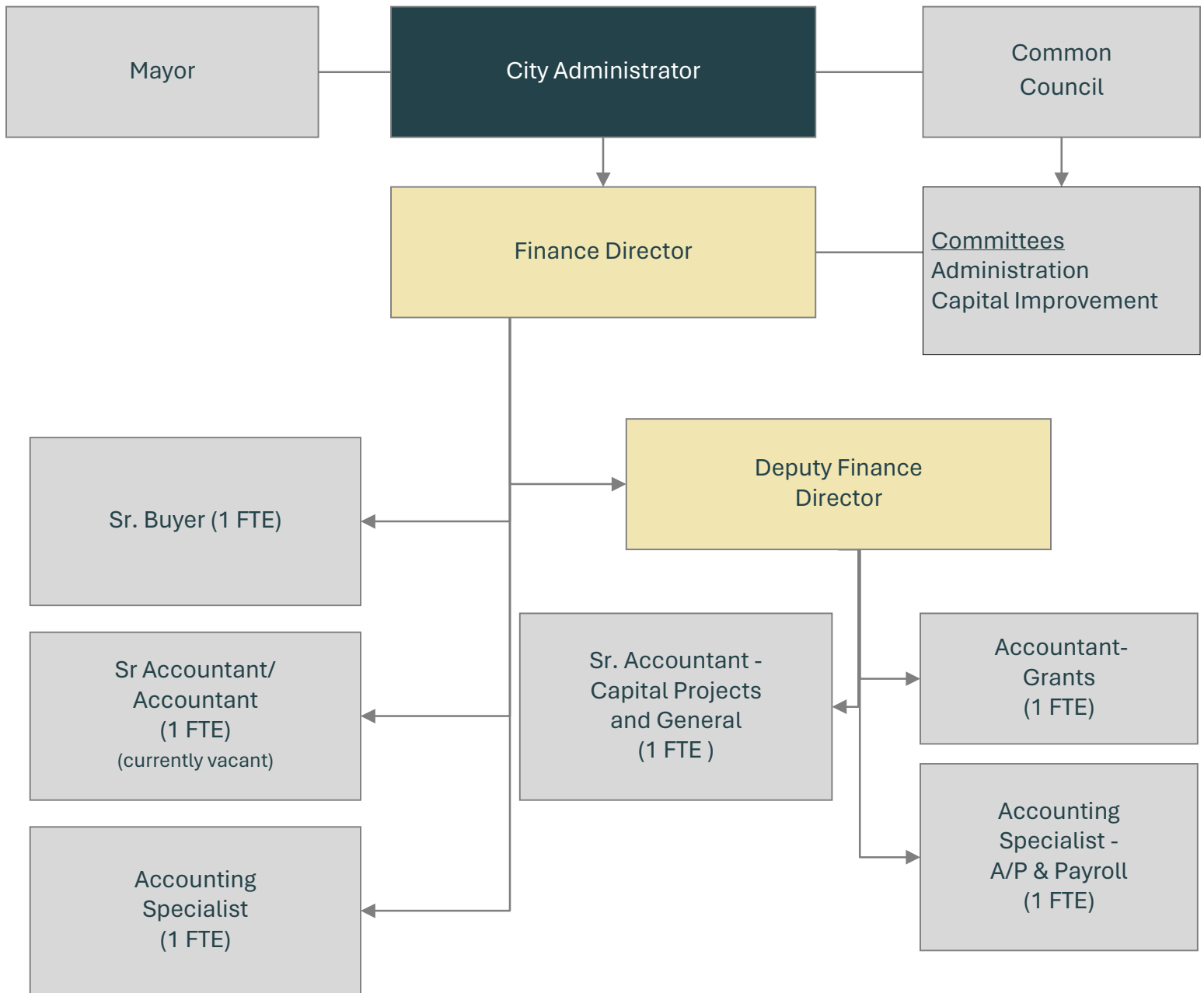
Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Payrolls processed on time.	100%	100%	100%
Regulatory reporting completed timely.	100%	100%	100%
Budget deliverables completed timely.	100%	100%	100%
Budget reports delivered timely (# months).	12	10	12
Annual Report issued by June 30 th .	No	No	Yes

2025 Accomplishments

- Partnered with Economic Development to successfully launch and administer a new DNR loan program.
- Collaborated with Engineering to secure and manage a separate DNR loan initiative.
- Streamlined operations by coordinating with HR to modernize file-sharing practices and eliminate duplicate efforts.
- Navigated implementation of a new GEMT reimbursement program for Medicaid ambulance transports, including multi-year retrospective filings.
- Led the citywide transition to a Paid Time Off (PTO) system, ensuring compliance and smooth employee adoption.
- Implemented a significantly restructured 2025 salary schedule.
- Developed a fully integrated connection between payroll and the city's benefits management system.
- Built new automated payroll deduction reports to increase accuracy and transparency for employees.
- Automated the calculation of long-term disability benefits, replacing a manual, time-intensive process.
- Delivered more than 30 additional payroll and accounting process improvements, enhancing efficiency and accuracy.

Finance/Comptroller



Changes from 2025 – Accounting Specialist-A/P (0.75 FTE) increased to full time

Total Change: +0.25 FTE

Additional Accountant position authorized by Council due to department workload (not yet filled or included above, pending other vacancies, on-boarding & restructuring)

CITY FUNDED FTES: 8.0
(7.25 City; 0.75 Other/Grants)

**CITY OF WEST ALLIS
FINANCE
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 513,190	\$ 580,122	\$ 618,507	\$ 618,507	\$ 390,795	\$ 542,771	\$ 657,699	\$ 39,192	6.3%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	5,959	9,508	5,000	5,000	1,810	5,000	5,000	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	106,779	113,491	131,547	131,547	76,788	106,651	155,851	24,304	18.5%
Dental Insurance	5,659	6,950	7,922	7,922	4,270	5,930	8,555	633	8.0%
Other Benefits	3,262	5,587	5,757	5,757	3,675	5,104	6,122	365	6.3%
Payroll Taxes	38,002	43,445	47,698	47,698	28,866	40,092	50,696	2,998	6.3%
Pension	34,756	40,462	43,334	43,334	25,830	35,875	47,714	4,380	10.1%
PERSONNEL	707,607	799,565	859,765	859,765	532,034	741,423	931,637	71,872	8.4%
Other Professional Services	28,863	96,173	53,000	53,425	237,364	166,375	55,450	2,450	4.6%
Maintenance Contracts	128,969	124,723	192,200	192,200	80,212	121,775	198,025	5,825	3.0%
PROFESSIONAL SERVICES	157,832	220,896	245,200	245,625	317,576	288,150	253,475	8,275	3.4%
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	4,298	5,585	6,000	5,575	3,865	5,000	6,000	-	-
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	179	302	200	200	-	200	200	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	4,477	5,887	6,200	5,775	3,865	5,200	6,200	-	-
Training & Travel	4,076	4,396	12,500	12,500	2,368	3,550	12,875	375	3.0%
Regulatory & Safety	112	-	100	100	-	100	100	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	4,188	4,396	12,600	12,600	2,368	3,650	12,975	375	3.0%
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 874,104	\$ 1,030,744	\$ 1,123,765	\$ 1,123,765	\$ 855,843	\$ 1,038,423	\$ 1,204,287	\$ 80,522	7.2%

2026 BUDGET NOTES:

Personnel change reflects a part-time position converted to full-time and includes an estimate for one currently vacant position. Professional Services for temp staffing have been used in 2025 to deal with multiple vacant positions and difficult hiring conditions, which delayed software replacement projects originally planned for 2025. Maintenance Contract amount includes the cost of replacing outdated payroll software systems as outlined in the department business plan.

City Clerk

Mission:

To carry out the duties and responsibilities of the City Clerk as outlined by Wisconsin State Statutes, City Ordinances, and Resolutions in a manner that is ethical, efficient, fair, courteous, and transparent.



Services Provided

- Legislative Support for the Common Council, and other boards, committees, and commissions
- Ordinance and Resolutions Processing and Maintenance
- Publication of Legal Notices
- License Administration
- Election and Voter Management
- Public Records Management
- Support Ethics Board and Statement of Economic Interest Processing
- Oath Administration
- Customer Service

By the Numbers



+\$63,768

\$ Change in Budget

+11.1%

% Change in Budget

Proposed 2026 Budget

\$639,516

Salary and Benefit Budget:

\$379,552

Number of FTEs with
Requested 2026 Changes

2.3

Proposed Change in FTE:

+0.05

Vacancies as of Aug. 2025:

None

Software

Name	Description
Legistar/Granicus	Agenda, Minutes, Meeting and Boards, Committees and Commission Management
OpenGov	Licenses, Permits, Public Facing and Internal Processes
Modus	Election Management

Contracted Services

Company	Description
ES&S	Maintenance of the City's voting equipment

Performance Indicators

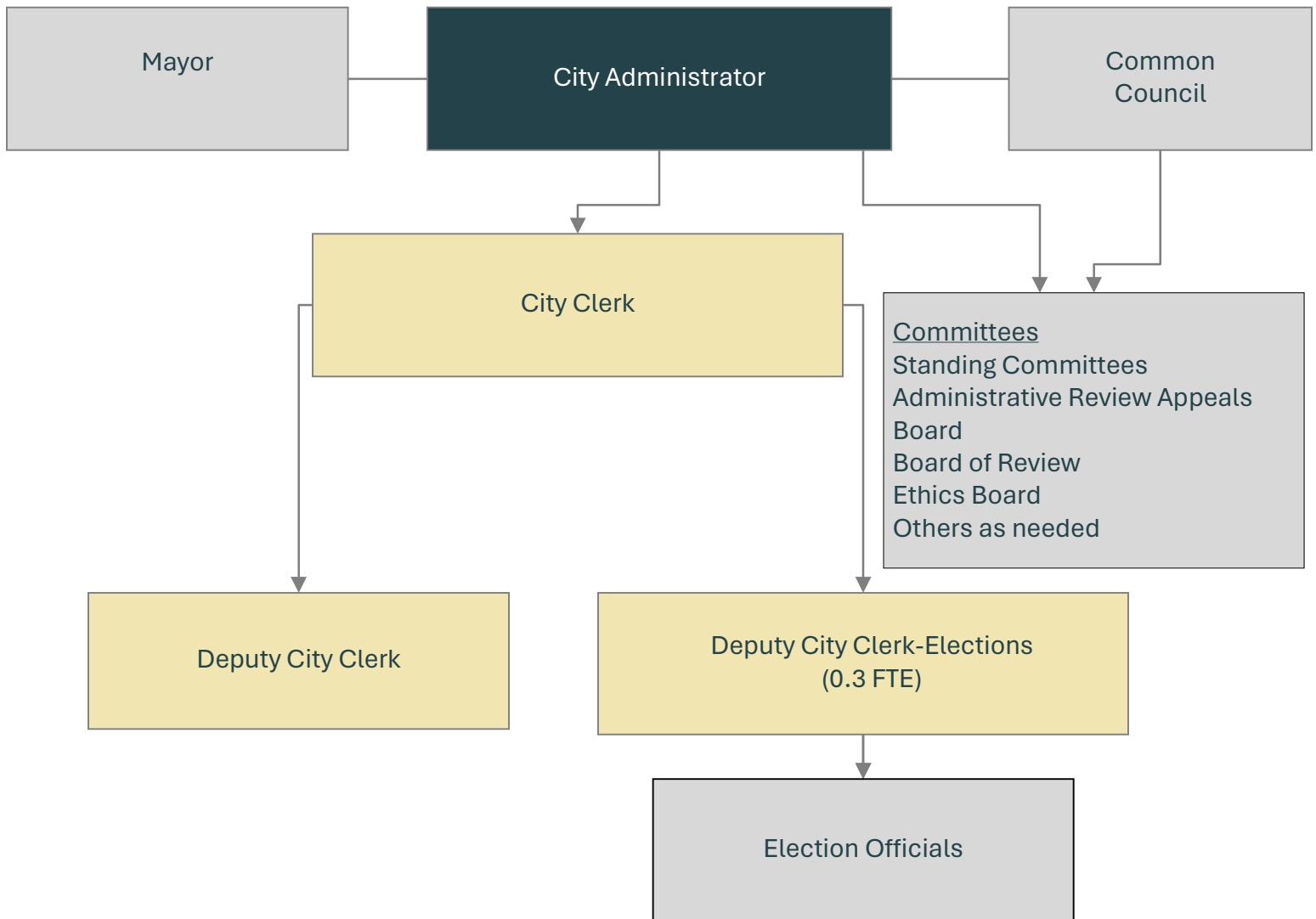
Description	2024 Actual	2025 Projected	2026 Planned
Common Council Actions (ordinances and resolutions) processed within 2 days of the council meeting.	95%	100%	100%
Distribution of Council packets by 4pm Friday before the meeting.	65%	95%	95%
Percentage of executed contracts attached to the public file within 1 month of the council action.	60%	65%	75%
Percentage of Minutes prepared within 7 days of meeting.	75%	95%	95%
Initial processing of licenses within 1 business day.	90%	90%	90%
Public Records requests responded to within 5 days.	95%	95%	100%
Accuracy of Agendas and related information (packets, attachments, etc.)	70%	80%	95%
Time to schedule Administrative Appeal Review Board Meetings.	20 days	15 days	10 days
Percentage of External/Internal Processes In OpenGov.	75%/50%	90%/50%	100%/90%

2025 Accomplishments

- **Enhanced Election Administration Efficiency** — Successfully coordinated multiple local and state elections with improved voter communication, streamlined polling operations, and accurate, timely reporting of results.
- **Modernized Licensing and Records Management** — Implemented updated digital tools and online services for business licensing, permits, and public records requests, improving accessibility and turnaround times.
- **Strengthened Public Transparency and Engagement** — Expanded access to meeting agendas, minutes, and recordings through improved website integration and proactive public communication.



Clerk



Changes from 2025 -
Full Time Clerk replaces previously shared City Administrator/Clerk
30% of Principal City Attorney as Deputy Clerk-Elections (0.3 FTE)

CITY FUNDED FTES: 2.3

**CITY OF WEST ALLIS
CITY CLERK
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 215,951	\$ 217,412	\$ 233,213	\$ 263,844	\$ 178,534	\$ 221,500	\$ 218,832	\$ (14,381)	(6.2%)
Salaries - Part-Time	30,699	70,255	20,000	20,000	38,750	33,700	75,000	55,000	275.0%
Overtime	2,247	4,337	2,500	2,500	450	500	2,500	-	-
Other Pay	-	-	150	150	-	-	-	(150)	(100.0%)
Health Insurance	40,689	36,950	49,078	64,732	31,434	38,000	42,906	(6,172)	(12.6%)
Dental Insurance	2,513	2,455	3,029	3,838	1,862	2,738	2,358	(671)	(22.2%)
Other Benefits	1,108	2,211	2,249	2,249	1,580	668	2,118	(131)	(5.8%)
Payroll Taxes	16,363	16,524	19,562	21,905	13,623	16,133	18,462	(1,100)	(5.6%)
Pension	14,368	15,219	17,772	19,901	11,114	14,374	17,376	(396)	(2.2%)
PERSONNEL	323,938	365,363	347,553	399,119	277,347	327,613	379,552	31,999	9.2%
Other Professional Services	9,872	17,469	6,500	6,500	173	220	17,469	10,969	168.8%
Maintenance Contracts	115,646	126,260	151,875	151,875	126,510	151,875	151,875	-	-
PROFESSIONAL SERVICES	125,518	143,729	158,375	158,375	126,683	152,095	169,344	10,969	6.9%
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	500	500	-	-	-	(500)	(100.0%)
Supplies	36,718	61,097	27,950	27,950	21,651	29,500	64,250	36,300	129.9%
Books & Subscriptions	-	165	350	350	-	350	350	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	5,115	4,301	12,000	12,000	2,342	4,300	12,000	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	41,833	65,563	40,800	40,800	23,993	34,150	76,600	35,800	87.7%
Training & Travel	4,670	6,963	14,000	14,000	1,083	2,113	14,000	-	-
Regulatory & Safety	-	10	20	20	-	-	20	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	4,670	6,973	14,020	14,020	1,083	2,113	14,020	-	-
Capital Items	44,770	259	15,000	15,000	-	-	-	(15,000)	(100.0%)
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	44,770	259	15,000	15,000	-	-	-	(15,000)	(100.0%)
TOTAL EXPENDITURES	\$ 540,729	\$ 581,887	\$ 575,748	\$ 627,314	\$ 429,106	\$ 515,971	\$ 639,516	\$ 63,768	11.1%

2026 BUDGET NOTES:

Decrease in full-time salaries and fringe benefit accounts reflects a budgetary change for 2026 where support staff are fully budgeted in the Treasurer/CSC department rather than split between Clerk and Treasurer departments. The increase in professional services, supplies, and part-time salaries for poll workers reflects resources needed for 2 elections in 2026, which were not needed in 2025.

Treasurer/CSC

Mission:

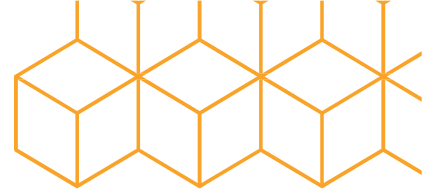
To receive, invest and safeguard the monies of the City. As part of the Treasurer's department, the Customer Service Center (CSC) strives to provide excellent customer service to the residents of West Allis.



Services Provided

- Tax billing, collections, and settlement disbursement.
- Accounts receivable billing, collection, and reconciliation.
- Bank account reconciliation.
- Provide customer service for residents and business via in-person or over the phone.

By the Numbers



+\$69,342

\$ Change in Budget

+10.7%

% Change in Budget

Proposed 2026 Budget

\$719,707

Salary and Benefit Budget:

\$595,607

Number of FTEs with
Requested 2026 Changes

7

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Customer Satisfaction Surveys	\$0	Ongoing

Software

Name	Description
LandNav	Property tax calculation and collection software
OpenGov	Online applications for permits and licenses, also provides online payment options
Naviline	Accounts receivable billing, cash receipting and reconciliations

Contracted Services

Company	Description
LandNav	Property tax software contract with Milwaukee County

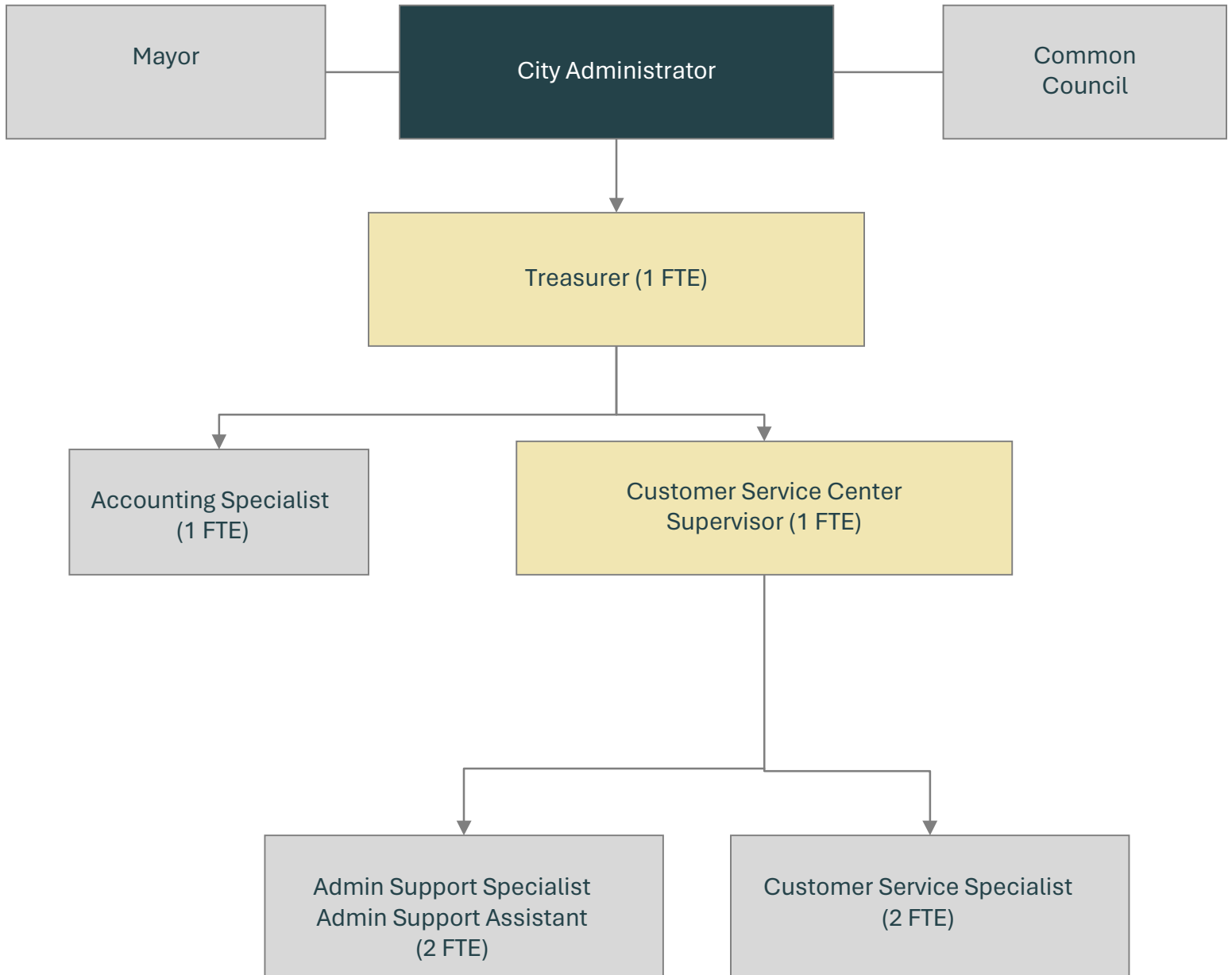
Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Let Us Help tickets started by CSC	NA	25	40
Customer satisfaction survey results	NA	NA	75% satisfied
Bank reconciliation completed within two months of period ending	Average 4 months	Average 3 months	Average 2 months
SOP's created or updated for CSC	4	6	8

2025 Accomplishments

- Fully transferred retiree billing from Finance to Treasurer's department as a part of accounts receivable.
- Trained on Convergent door system and manage door schedules for City Hall. This task has been transferred to Customer Service Center from Department of Public Works.
- Assisted other departments in scanning and archiving historical records.

Treasurer/Customer Service Center



Changes from 2025 -
Positions previously shared with City Clerk have
been consolidated under Treasurer/CSC
(no overall FTE change)

CITY FUNDED FTES: 7 FTE (0.90 Utility)

**CITY OF WEST ALLIS
CITY TREASURER
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 366,088	\$ 359,199	\$ 382,269	\$ 382,269	\$ 253,535	\$ 337,300	\$ 440,131	\$ 57,862	15.1%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	1,347	500	500	339	500	500	-	-
Other Pay	1,175	1,305	1,300	1,300	965	1,300	1,300	-	-
Health Insurance	54,917	49,345	62,968	62,968	40,332	58,600	79,604	16,636	26.4%
Dental Insurance	3,843	3,094	3,736	3,736	2,413	3,393	4,541	805	21.5%
Other Benefits	2,575	3,479	3,558	3,558	2,454	2,471	4,098	540	15.2%
Payroll Taxes	26,863	26,621	29,282	29,282	18,561	24,527	33,708	4,426	15.1%
Pension	24,883	24,818	26,602	26,602	17,451	22,819	31,725	5,123	19.3%
PERSONNEL	480,344	469,208	510,215	510,215	336,050	450,910	595,607	85,392	16.7%
Other Professional Services	19,872	19,610	26,900	26,900	17,587	23,804	22,200	(4,700)	(17.5%)
Maintenance Contracts	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	19,872	19,610	26,900	26,900	17,587	23,804	22,200	(4,700)	(17.5%)
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	500	500	-	-	500	-	-
Supplies	15,333	15,217	14,600	14,600	15,136	16,150	18,250	3,650	25.0%
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	6,192	5,363	6,600	6,600	-	6,300	6,600	-	-
MAINTENANCE & SUPPLIES	21,525	20,580	21,700	21,700	15,136	22,450	25,350	3,650	16.8%
Training & Travel	832	309	1,550	1,550	258	545	1,550	-	-
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	36,299	80,000	80,000	32,081	70,000	65,000	(15,000)	(18.8%)
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	10,000	10,000	3,874	5,000	10,000	-	-
MISCELLANEOUS	832	36,608	91,550	91,550	36,213	75,545	76,550	(15,000)	(16.4%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 522,573	\$ 546,006	\$ 650,365	\$ 650,365	\$ 404,986	\$ 572,709	\$ 719,707	\$ 69,342	10.7%

2026 BUDGET NOTES:

Increase in salaries and fringe benefit accounts reflects a budgetary change for 2026 where support staff are fully budgeted in the Treasurer/CSC department rather than split between Clerk and Treasurer budgets.

Claims & Other Misc expenses are the result of budgetary changes in 2024 to move tax refund and bad debt expenses to the Treasurer budget to align with management oversight. The lower request for 2026 is based on recent actual experience.

Marketing & Engagement

Mission:

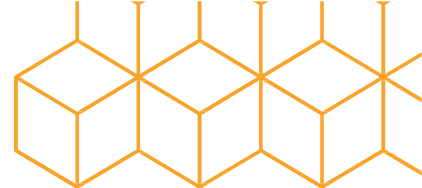
Position West Allis as the destination municipality in the region through data-driven, best practice marketing, event and creative strategies that empower resident, visitor, employee, and community engagement.



Services Provided

- Brand Management.
- Marketing & Tourism.
- Event & Sponsorship Management.
- Resident Education & Outreach.
- Content & Media Creation.
- Employee Engagement.
- Production Services.
- Social Media & Website Management.
- Surveys & Analytics.
- Media & Public Relations.
- Crisis Communications.

By the Numbers



+\$18,684

\$ Change in Budget

+1.9%

% Change in Budget

Proposed 2026 Budget

\$1,001,022

Salary and Benefit Budget:

\$781,572

Number of FTEs with
Requested 2026 Changes

8.0

Proposed Change in FTE:

+1.0

Vacancies as of Aug. 2025:

1

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Discretionary advertising budget to promote non-Room Tax eligible activities	\$1,330,000	Ongoing

Software

Name	Description
Apptegy	Website and app hosting and development
PageFreezer	Social media archiving compliance
Adobe CC / Canva	Graphic design / video / animation programs
Sprout Social	Social media automation and analytics
Mailchimp	Email marketing
SurveyMonkey	Electronic survey creation
Powtoon	Animation Program

Shutterstock	Licensed stock media for design support
Fiery	Print services software
OpenGov	Workflow ticketing

Contracted Services

Company	Description
Apptegy	Website hosting and support

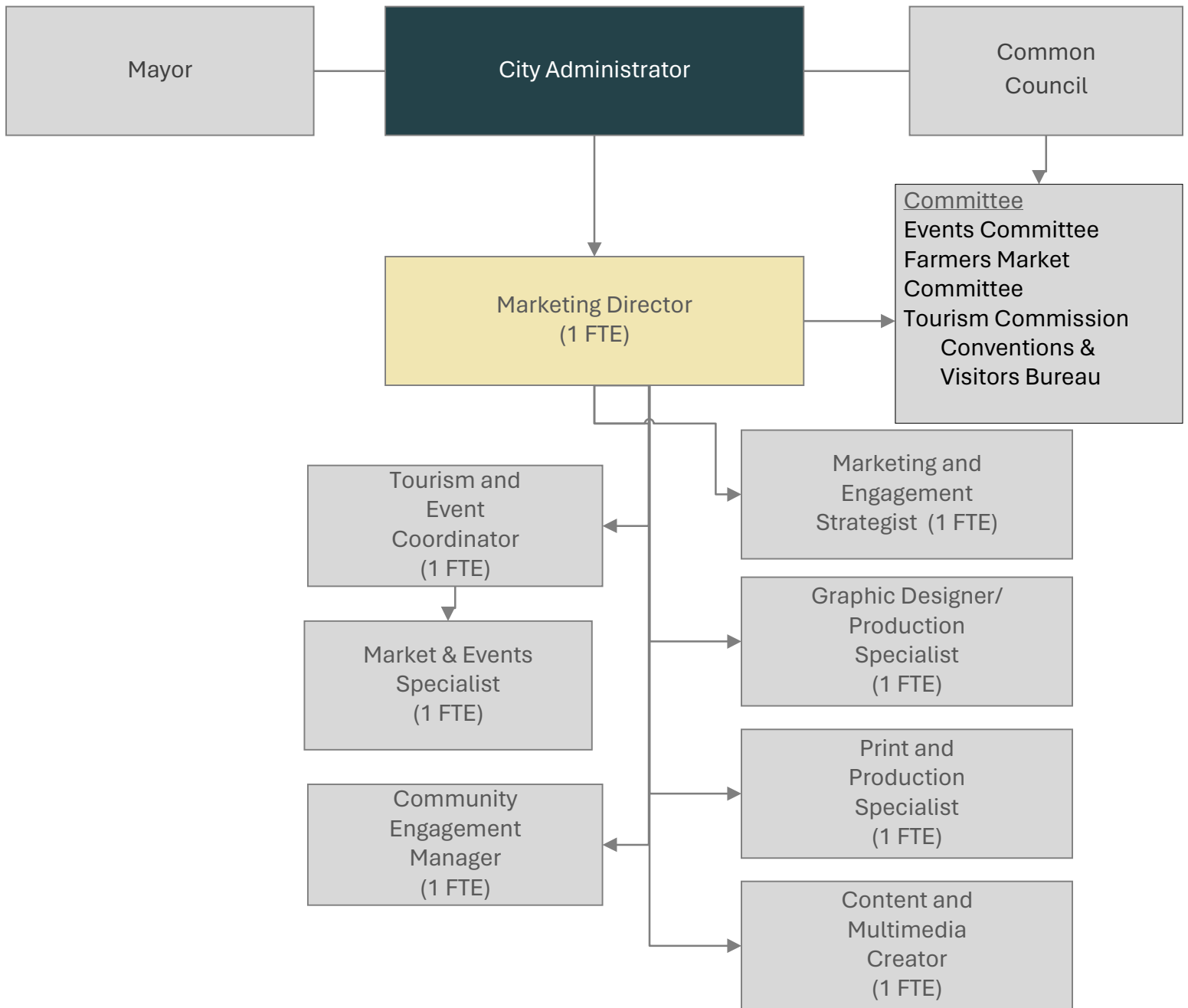
Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Digital newsletter subscribers	1,050	1,200	1,600
Farmers Market Visits	119.7 K	113k	120K
App downloads	300	4,000	5,000
Combined social media impressions	8,775,601	16,000,000	17,000,000
Received sponsorship funds	50,050	52,000	54,000
Number of new neighborhood associations	0	4	2
Number of community grants approved	3	8	5
Number of Engage Sessions	4	11	11
Number of community conversations hosted	4	11	12

2025 Accomplishments

- Coordinated Fire Department Merger Communications** — Developed and executed an integrated communications strategy to inform and engage stakeholders throughout the merger process.
- Led Flood Response and Public Communications** — Provided timely, transparent updates and resource information to residents and media during community flooding events.
- Launched and Sustained “Stallis” Tourism Campaign** — Directed the creation, launch, and ongoing strategic promotion of the City’s tourism brand, strengthening community identity and regional awareness.

Marketing and Engagement



Changes from 2025 –
Community Engagement Manager moved from
Planning Department to Marketing
Market Manager position revised to Market & Events
Specialist

CITY FUNDED FTES: 8.0 FTE
(incl Tourism/CVB funds 0.50 FTE)

**CITY OF WEST ALLIS
MARKETING & ENGAGEMENT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 407,137	\$ 419,465	\$ 500,107	\$ 408,415	\$ 260,099	\$ 439,399	\$ 566,017	\$ 65,910	13.2%
Salaries - Part-Time	3,280	36,851	-	-	24,550	57,550	-	-	-
Overtime	4,149	3,917	4,000	4,000	-	2,000	4,000	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	79,948	77,233	89,134	89,134	49,619	87,701	112,204	23,070	25.9%
Dental Insurance	5,223	5,153	5,342	5,342	2,808	5,459	5,463	121	2.3%
Other Benefits	2,043	3,963	4,655	4,655	2,218	3,608	4,902	247	5.3%
Payroll Taxes	30,759	34,350	38,565	31,552	21,172	37,012	46,311	7,746	20.1%
Pension	26,944	28,926	35,035	28,662	18,355	30,840	42,675	7,640	21.8%
PERSONNEL	559,483	609,858	676,838	571,760	378,821	663,569	781,572	104,734	15.5%
Other Professional Services	8,375	24,600	37,000	37,000	26,988	64,170	37,000	-	-
Maintenance Contracts	46,954	56,326	60,000	60,000	17,743	45,000	49,000	(11,000)	(18.3%)
PROFESSIONAL SERVICES	55,329	80,926	97,000	97,000	44,731	109,170	86,000	(11,000)	(11.3%)
Utilities	1,301	9,430	4,500	4,500	7,358	4,450	8,150	3,650	81.1%
Rentals	1,134	-	-	-	-	-	-	-	-
Repair & Maintenance	1,452	2,821	-	-	-	-	-	-	-
Supplies	35,194	86,419	61,800	61,800	35,832	72,837	64,300	2,500	4.0%
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	1,258	5,125	20,000	20,000	27,395	30,000	42,000	22,000	110.0%
Printing	-	18,631	50,000	50,000	-	-	-	(50,000)	(100.0%)
MAINTENANCE & SUPPLIES	40,339	122,426	136,300	136,300	70,585	107,287	114,450	(21,850)	(16.0%)
Training & Travel	1,491	3,061	3,100	3,100	-	3,000	11,000	7,900	254.8%
Regulatory & Safety	-	1,750	-	-	1,982	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	102,939	69,100	69,100	49,395	71,000	8,000	(61,100)	(88.4%)
MISCELLANEOUS	1,491	107,750	72,200	72,200	51,377	74,000	19,000	(53,200)	(73.7%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 656,642	\$ 920,960	\$ 982,338	\$ 877,260	\$ 545,514	\$ 954,026	\$ 1,001,022	\$ 18,684	1.9%

2026 BUDGET NOTES:

Marketing & Engagement was renamed in 2024 to better reflect the work of the department (formerly Communications).

The increase in the Personnel category reflects the transfer of a Community Engagement Manager position from the Planning department to Marketing. It also includes an estimate for a full-time Market & Events Specialist position, added to the org chart in 2025 but not yet filled. Refer to the departmental org chart for details.

Other Miscellaneous category reflects the SNAP Token and Market Match programs at the Farmers Market. These programs are administered by Marketing staff but are funded through federal and local grants so are more properly accounted for in a Special Revenue Fund, rather than the General Fund. The decrease in Other Miscellaneous for 2026 reflects this accounting change. Lastly, the bulk mailing of resident guides has been discontinued, so printing costs have been removed.

**CITY OF WEST ALLIS
GENERAL FRINGE BENEFITS
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	275,000	275,000	-	275,000	275,000	-	-
Health Insurance	-	-	-	-	-	-	-	-	-
Dental Insurance	5,059	530	-	-	-	-	-	-	-
Other Benefits	589,001	153,649	226,300	226,300	52,584	176,300	181,074	(45,226)	(20.0%)
Payroll Taxes	-	-	-	-	-	-	-	-	-
Pension	-	-	-	-	-	-	-	-	-
PERSONNEL	594,060	154,179	501,300	501,300	52,584	451,300	456,074	(45,226)	(9.0%)
Other Professional Services	56,614	6,729	-	-	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	56,614	6,729	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	-	-	-	-	-	-	-	-	-
Training & Travel	-	-	-	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	95,340	-	-	-	-	-	-	-	-
Retiree Benefits	246,516	240,213	247,470	247,470	-	247,470	220,000	(27,470)	(11.1%)
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	341,856	240,213	247,470	247,470	-	247,470	220,000	(27,470)	(11.1%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 992,530	\$ 401,121	\$ 748,770	\$ 748,770	\$ 52,584	\$ 698,770	\$ 676,074	\$ (72,696)	(9.7%)

2026 BUDGET NOTES:

Funding for the Performance Program remains unchanged for 2026.

Other Benefits reflects the amount due for benefits under the 2020 Workforce Reduction initiative. This amount will decrease in subsequent budgets according to program terms.

Retiree Benefits reflects the city-funded portion of health insurance premiums for retirees of general city departments. Non-general costs have been allocated to other depts.

The decrease for 2026 reflects current retiree enrollment data.



2026

BUDGET & ACTION PLAN

As recommended by Mayor Dan Devine

Public Safety



Police & Fire Commission

Mission:

Ensure the residents of West Allis have a safe environment to live and work.



Services Provided

- Appoint the Police and Fire Chiefs and approve all appointments made by the Chiefs.
- Approve lists of eligible individuals for appointment.
- Disciplinary action as per Wis. Stats. 62.13.
- Organize and supervise the Police and Fire Departments.
- Prescribe the rules and regulations for management and control of the departments.
- Contract for and purchase all necessary apparatus and supplies for the use of the departments under their supervision, exclusive of the erection and control of buildings.

By the Numbers



+\$4,000

\$ Change in Budget

+9.1%

% Change in Budget

Proposed 2026 Budget

\$47,797

Salary and Benefit Budget:

\$29,497

Number of FTEs with
Requested 2026 Changes

Part-time provisional
employees only

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	One Time/Ongoing
None	

**CITY OF WEST ALLIS
POLICE & FIRE COMMISSION
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Salaries - Part-Time	20,155	28,965	24,000	24,000	24,775	28,000	28,000	4,000	16.7%
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-	-	-	-
Other Benefits	-	115	74	74	98	-	74	-	-
Payroll Taxes	1,542	2,216	1,423	1,423	1,895	2,100	1,423	-	-
Pension	-	-	-	-	-	-	-	-	-
PERSONNEL	21,697	31,296	25,497	25,497	26,768	30,100	29,497	4,000	15.7%
Other Professional Services	-	73,425	-	-	66,301	66,301	-	-	-
Maintenance Contracts	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	-	73,425	-	-	66,301	66,301	-	-	-
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	618	1,384	825	825	365	800	825	-	-
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	618	1,384	825	825	365	800	825	-	-
Training & Travel	975	1,071	675	675	584	725	675	-	-
Regulatory & Safety	23,980	22,858	16,800	16,800	25,729	24,000	16,800	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	24,955	23,929	17,475	17,475	26,313	24,725	17,475	-	-
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 47,270	\$ 130,034	\$ 43,797	\$ 43,797	\$ 119,747	\$ 121,926	\$ 47,797	\$ 4,000	9.1%

2026 BUDGET NOTES:

Overall increase reflects rising costs related to pre-employment background investigations for Police and Fire recruitments performed by part-time Police provisional employees. Professional Service costs stem from professional consultants brought on to address union concerns and are non-recurring.

Police Department

Mission:

The Mission of the West Allis Police Department is to enhance the quality of life in our community through the protection of life and property, fair and unbiased law enforcement, and community partnerships.



Services Provided

- Respond to citizen calls for police service.
- Proactive law enforcement activities (Traffic stops/field interview stops).
- Community outreach (Educational classes/community meetings).
- Investigative activities.
- Administrative Functions.

By the Numbers



+\$833,814

\$ Change in Budget

+3.4%

% Change in Budget

Proposed 2026 Budget

\$25,299,195

Salary and Benefit Budget:

\$22,645,652

Number of FTEs with
Requested 2026 Changes

159.55

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

1 Police Officer
2 Public Safety
Communications Supervisors
1 Parking Control Officer

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Dispatch Radio System Upgrade	\$815,000	One Time

Software

Name	Description
Novatime	Supports payroll and overtime management.
Axon Products	Various products that support safety and investigations conducted by detectives and officers.
Flock ALPR Cameras and Software	Supports crime prevention and investigations.

ProPhoenix RMS/CAD	Crime prevention and investigation.
TIPSS Cash Register and Parking Software	Supports enforcement and collection of monies from citations.
Cellebrite One Touch & UFED Physical Analyzer Software	Criminal investigations.
ProQA EMD Software	Supports Dispatch Center use of Emergency Medical Dispatching.
Virtual Academy Training Software	Supports required annual training of law enforcement officers.

Contracted Services

Company	Description
Milwaukee County OASIS Radio	Provides radio communications between dispatch and officers in the field.

Performance Indicators

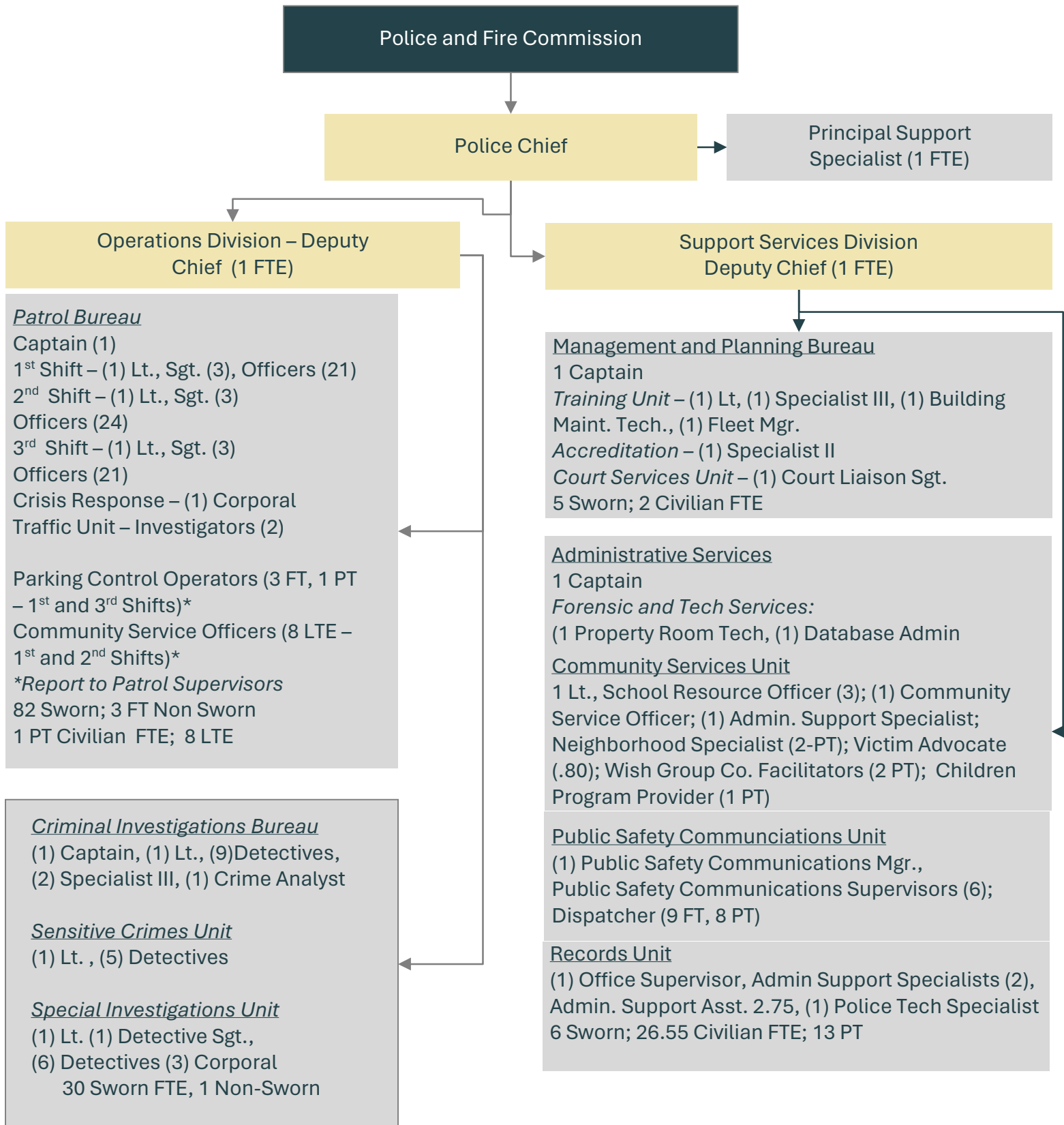
Description	2024 Actual	2025 Projected	2026 Planned
Crime Prevention and Reduction	19% Decrease	15% decrease	Goal: 3% Reduction
Citizen Education Programs	25	18	10
Specialized Enforcement Techniques	28	20	12
Specialized Investigative Techniques	4	4	4
Traffic Enforcement	9,449	9,000	8,500

2025 Accomplishments

- **Ongoing Commitment to Professional Development and Equity:**
Continued delivery of quarterly Racial Intelligence Training and Engagement (RITE) and Fair and Impartial Policing sessions, reinforcing the department's commitment to equitable policing practices and community trust.
- **Expanded Reckless Driving Deterrence Initiatives:**
Enhanced the Reckless Driving Deterrence Campaign through directed enforcement operations, targeting high-violation areas and improving roadway safety for residents and visitors.
- **Targeted Fireworks Enforcement:**
Deployed dedicated officers to address fireworks-related complaints, resulting in more efficient response and increased community satisfaction during peak complaint periods.
- **Support for U.S. Secret Service Operations:**
Provided security and logistical support to the United States Secret Service during two Vice Presidential visits and one Vice Presidential campaign event, ensuring public safety and successful event execution.
- **Implementation of Drone Program:**
Launched a drone program to enhance the efficiency, effectiveness, and safety of police operations, providing aerial support for investigations, search efforts, and special events.
- **Nationally Recognized Communications Center Accreditation:**
The Communications Center achieved Accredited Center of Excellence (ACE) status for Emergency Medical Dispatch (EMD) through the International Academies of Emergency Dispatch. West Allis is one of only 39 agencies in Wisconsin using EMD, one of four ACE-accredited centers statewide, and the 353rd accredited center worldwide, underscoring a commitment to excellence in emergency communications.



Police Department



Changes from 2025 -

Principal Support Specialist replaces Admin Support Specialist
 Admin Support Specialist replaces Lead Clerk (Records)
 (No overall FTE Change)

Sworn Positions: 123, Non-Sworn Positions: 36.55
 TOTAL: 159.55
 (Part-time Non-Sworn Positions: 22 PT Civilian)

**CITY OF WEST ALLIS
POLICE
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 12,871,577	\$ 13,587,869	\$ 14,110,631	\$ 14,110,631	\$ 9,378,392	\$ 13,416,156	\$ 14,799,437	\$ 688,806	4.9%
Salaries - Part-Time	189,614	199,278	253,301	253,301	189,855	202,228	277,136	23,835	9.4%
Overtime	830,825	966,135	747,239	747,239	276,614	878,471	747,239	-	-
Other Pay	85,874	87,895	84,230	84,230	65,941	82,620	85,416	1,186	1.4%
Health Insurance	2,550,416	2,567,843	2,933,346	2,933,346	2,018,547	2,795,125	2,953,457	20,111	0.7%
Dental Insurance	142,881	153,084	179,893	179,893	115,017	171,190	172,272	(7,621)	(4.2%)
Other Benefits	37,138	205,017	199,465	199,465	138,542	190,189	207,091	7,626	3.8%
Payroll Taxes	1,029,229	1,101,852	1,162,190	1,162,190	730,465	1,104,835	1,216,655	54,465	4.7%
Pension	1,692,226	1,976,314	2,120,867	2,120,867	1,356,057	2,008,290	2,186,949	66,082	3.1%
PERSONNEL	19,429,780	20,845,287	21,791,162	21,791,162	14,269,430	20,849,104	22,645,652	854,490	3.9%
Other Professional Services	102,171	89,077	74,360	74,360	31,748	85,000	74,360	-	-
Maintenance Contracts	572,511	631,331	580,049	580,049	622,237	610,333	639,333	59,284	10.2%
PROFESSIONAL SERVICES	674,682	720,408	654,409	654,409	653,985	695,333	713,693	59,284	9.1%
Utilities	164,033	159,653	171,410	171,410	115,996	166,500	171,410	-	-
Rentals	-	-	2,500	2,500	-	-	2,500	-	-
Repair & Maintenance	100,842	129,092	90,900	90,900	75,175	97,000	90,900	-	-
Supplies	117,512	263,435	112,000	112,000	94,901	115,100	106,500	(5,500)	(4.9%)
Books & Subscriptions	68	-	1,500	1,500	-	-	1,500	-	-
Other Maint & Supplies	190,566	180,930	165,500	165,500	117,276	175,250	165,500	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	630	5,852	5,000	5,000	4,915	6,000	5,000	-	-
MAINTENANCE & SUPPLIES	573,651	738,962	548,810	548,810	408,263	559,850	543,310	(5,500)	(1.0%)
Training & Travel	43,261	38,635	26,500	26,500	65,997	61,500	46,540	20,040	75.6%
Regulatory & Safety	134,893	75,422	69,500	69,500	81,383	75,680	69,500	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	1,161,189	1,051,340	1,050,000	1,050,000	-	1,050,000	950,000	(100,000)	(9.5%)
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	1,339,343	1,165,397	1,146,000	1,146,000	147,380	1,187,180	1,066,040	(79,960)	(7.0%)
Capital Items	302,718	316,434	325,000	325,000	337,730	338,300	330,500	5,500	1.7%
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	302,718	316,434	325,000	325,000	337,730	338,300	330,500	5,500	1.7%
TOTAL EXPENDITURES	\$ 22,320,174	\$ 23,786,488	\$ 24,465,381	\$ 24,465,381	\$ 15,816,788	\$ 23,629,767	\$ 25,299,195	\$ 833,814	3.4%

2026 BUDGET NOTES:

Salary expense includes contractual increases in pay and related benefits for represented employees and compression pay for non-represented employees.

Maintenance Contract increases reflect inflationary increases to software contracts, in-vehicle & body-worn cameras and related software.

Retiree Benefits will change annually depending on the number of members enrolled and the type of health plan coverage. The decrease for 2026 reflects current enrollment data.

Fire Department

Mission:

To safeguard the lives and property of the people we serve, to reduce community risk and incidents of emergencies, and to enhance public safety while working with community partners to improve the quality of life. Our promise to our citizens is to do so with honor and compassion, while at all times conducting ourselves with the highest ethical standards.



Services Provided

- Fire prevention, inspection, and suppression.
- Emergency medical services.
- Mobile Integrated Healthcare (EMS prevention and community risk reduction).
- Public education and outreach.
- Nationally certified Candidate Physical Agility Testing (CPAT) site.

By the Numbers



+\$175,675

\$ Change in Budget

+1.1%

% Change in Budget

Proposed 2026 Budget

\$16,613,257

Salary and Benefit Budget:

\$14,770,420

Number of FTEs with
Requested 2026 Changes

102.1

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

4

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
None	\$0	n/a

Software

Company	Description
ProPhoenix RMS	Record management software.
Pulsepoint	Alerts the public of life-threatening emergencies.
ProPhoenix CAD	Computer-aided dispatch software.
StatsFD	Data analytics software.
ProQA	Software used by dispatchers for emergency medical 911 calls.
Tellus	Links all dispatch systems in Milwaukee County together for shared service 911 calls with neighboring municipalities.

Net Motion	The City's IT Department requires network security software.
Bamboo Health	Medical record software is used to navigate patients in the healthcare system.
Aladtec	Employee scheduling software.
Other	Various interfaces between the above-listed software packages.

Contracted Services

Company	Description
Medical College of Wisconsin	Provides researchers and clinicians who support the Bureau of Justice grant for substance use programming in West Allis. These services are required for the grant, and the services are managed through a sub-grant agreement.
Community Medical Services	Provides peer support services for the Bureau of Justice grant for substance use programming in West Allis. Certified Peer Support specialists are assigned to work in the field with community paramedics to aid them in getting residents into treatment. These services are paid for with grant funding.
Center for Urban Population Health	Provides member training for the West Allis Fire Department under the Bureau of Justice grant for substance use programming in West Allis.
Stryker Medical	Provides annual maintenance and testing of Lucas CPR machines and ambulance cots. These services require a certified specialist to perform the work, which is paid through the operational budget.
Rennert's Fire Equipment Service	Provides annual pump testing for the department's fire engines, which is an operational expense.
Great Lakes Aerial Testing	Provides annual testing for the department's aerial apparatus, which is an operational expense.
E-Plan Exam	Provides fire plan review as needed for the department. Services are provided by sharing a portion of the plan review fee with the contracted company.
10-33	Provides upfitting services for new vehicles as needed, which is most often a capital expense.
Baycomm	Provides services and support as needed for emergency services radios, which is a blend of capital and operational expenses.
Wil-Kil Exterminator	Provides extermination of pests as needed throughout the fire stations. Services are most often for bed bug mitigation, but have also included rodent removal. These expenses are operational.

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Average response time for life-threatening medical emergencies (goal: 5 minutes, 20 seconds or less).	86%	86%	90%
Fire crews arrive at fire emergencies within 5 minutes, 45 seconds.	83%	80%	90%
The full emergency team arrives within 9 minutes for major medical or fire incidents.	87%	87%	90%
Dispatchers send help within 60 seconds for emergencies.	92%	96%	90%
Dispatchers send help within 90 seconds for cardiac arrest calls.	74%	76%	90%
Average on-scene time for heart attack patients (under 15 minutes).	76%	71%	75%
Average on-scene time for stroke patients (under 15 minutes).	94%	95%	75%
Cardiac arrest survival rate (return of heartbeat before hospital arrival).	45%	44%	50%
Overdose incidents are responded to by fire and EMS personnel.	72	55	50
Overdose fatalities in the community.	33	30	30
Fires are contained to the room of origin (showing how quickly fires are controlled).	92%	100%	80%
Fires were brought under control within 10 minutes of firefighter arrival.	80%	100%	80%
Average property loss per residential structure fire.	\$20,453	\$9,976	\$20,000
Fire incidents per 1,000 residents (lower is better).	1.22	1.31	1.50

Performance Indicators cont.

Description	2024 Actual	2025 Projected	2026 Planned
Homes equipped with new smoke and carbon monoxide alarms each year.	204	175	175
Residents reached through fire and life safety education programs.	5,990	5,000	3,500
Residents are trained in CPR and AED use annually.	1,154	800	1,000
Follow-up contact with substance use patients after EMS response.	88%	70%	50%
Substance use patients who enter recovery services after contact.	50%	88%	25%
Number of frequent 911 users (high utilizers) followed monthly.	5	6.1	8
Number of 911 calls from frequent users (monthly).	28	28	35
Firefighter injury rate per 100 fires.	2.0	2.0	3.0
Civilian fire injuries per year (5-year average).	2.2	1.4	4
Civilian fire deaths per year (5-year average).	0.4	0.6	1

2025 Accomplishments

Strategic and Organizational Development

- Explored consolidation for sustainability and budget efficiency through in-depth analysis of shared services and dispatch integration models.
- Completed Ground Emergency Medical Transportation (GEMT) filings, providing a new revenue stream and budget stabilization strategy for the department.

Operational Excellence

- Implemented rig-mounted cameras and the Samsara telematics system to enhance fleet oversight, operational accountability, and personnel safety.
- Refurbished all 50 Self-Contained Breathing Apparatus (SCBA) units, extending service life, ensuring compliance, and improving firefighter safety.
- Accepted and fully equipped a new Engine 63, completing the rare acquisition and successful upfitting and placement of the apparatus into frontline service.
- Expanded use of drone technology to support training, incident documentation, and post-incident review operations.

Emergency Medical and Community Health Initiatives

- Launched the FY2024 Bureau of Justice Assistance (BJA) Initiative, expanding Mobile Integrated Health (MIH) programming to address stimulant and polysubstance use disorders.
- Implemented Buprenorphine availability on all EMS units, with blood product field delivery in the final stages of rollout—expanding advanced care capabilities for critical patients.

Accreditation, Compliance, and Continuous Improvement

- Completed ISO audit, successfully retaining Class 1 status, reaffirming West Allis Fire Department's national standing among top-performing fire agencies.
- Developed and implemented a department-wide After-Action Review (AAR) process, now used following all major events to improve performance and organizational learning.
- Completed Annual Compliance Review (ACR) as part of the CPSE accreditation process, maintaining compliance and reinforcing commitment to continuous improvement.

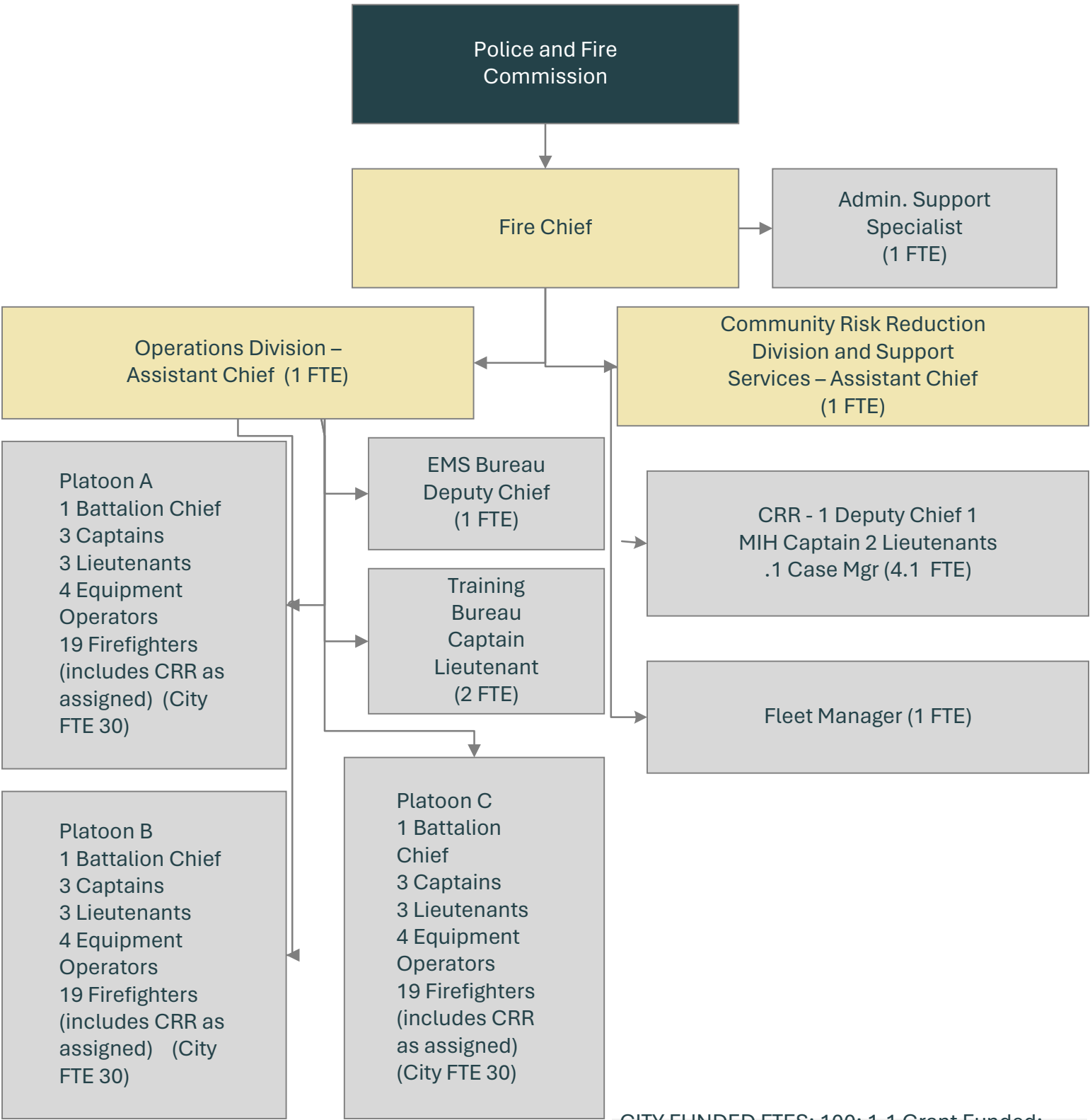
Employee Wellness, Belonging, and Culture

- Expanded the wellness program through a State of Wisconsin EMS grant—offering every provider a wellness visit with a psychologist and funding training for peer fitness trainers.
- Modernized uniform policy to accommodate a wider range of professional options—enhancing comfort, safety, inclusivity, and belonging for all members.
- Developed and launched the Belonging, Advancement, and Empowerment (BAE) Program, establishing a structured approach to career growth, equity, and inclusion across the department.

Emergency Management and Resilience

- Reinforced emergency management readiness during the 2025 Milwaukee County floods—responding to hundreds of calls for service while leading coordinated emergency management operations and refining response policies for future resilience.

Fire Department



CITY FUNDED FTES: 100; 1.1 Grant Funded;
100 Sworn; 2.1 non-sworn
102.1 Total

Changes from 2025 -

**CITY OF WEST ALLIS
FIRE
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 8,764,686	\$ 9,013,762	\$ 9,589,875	\$ 9,589,875	\$ 6,366,001	\$ 9,100,000	\$ 9,871,139	\$ 281,264	2.9%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	555,015	661,520	400,000	400,000	664,471	900,000	443,000	43,000	10.8%
Other Pay	334,835	338,897	328,177	328,177	250,761	328,177	328,594	417	0.1%
Health Insurance	1,718,826	1,683,441	1,835,455	1,835,455	1,295,858	1,835,455	1,754,800	(80,655)	(4.4%)
Dental Insurance	100,222	104,216	110,945	110,945	80,509	110,945	118,954	8,009	7.2%
Other Benefits	18,429	123,099	122,800	122,800	88,643	123,631	126,089	3,289	2.7%
Payroll Taxes	144,014	149,921	158,700	158,700	108,474	158,700	163,056	4,356	2.7%
Pension	1,735,942	1,904,761	1,962,093	1,962,093	1,360,061	1,962,093	1,964,788	2,695	0.1%
PERSONNEL	13,371,969	13,979,617	14,508,045	14,508,045	10,214,778	14,519,001	14,770,420	262,375	1.8%
Other Professional Services	58,581	60,991	28,350	28,350	32,532	33,032	28,350	-	-
Maintenance Contracts	70,577	56,094	109,866	109,866	55,286	109,866	109,866	-	-
PROFESSIONAL SERVICES	129,158	117,085	138,216	138,216	87,818	142,898	138,216	-	-
Utilities	123,249	128,685	142,320	142,320	99,091	140,920	149,420	7,100	5.0%
Rentals	3,000	1,400	3,000	3,000	7,780	6,980	3,200	200	6.7%
Repair & Maintenance	207,055	149,439	124,200	124,200	91,559	134,262	124,200	-	-
Supplies	36,693	34,534	40,300	40,300	20,471	40,300	40,300	-	-
Books & Subscriptions	1,365	1,079	1,575	1,575	897	1,784	1,575	-	-
Other Maint & Supplies	256,613	258,346	317,000	317,000	162,989	317,000	317,000	-	-
Advertising	4,126	4,139	7,500	7,500	351	7,500	7,500	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	632,101	577,622	635,895	635,895	383,138	648,746	643,195	7,300	1.1%
Training & Travel	27,804	18,311	25,476	25,476	16,743	25,476	25,476	-	-
Regulatory & Safety	41,253	119,340	105,950	105,950	79,315	105,950	72,950	(33,000)	(31.1%)
Insurance & Claims	-	-	13,000	13,000	-	13,000	13,000	-	-
Retiree Benefits	1,092,454	1,043,929	1,011,000	1,011,000	-	1,011,000	950,000	(61,000)	(6.0%)
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	1,161,511	1,181,580	1,155,426	1,155,426	96,058	1,155,426	1,061,426	(94,000)	(8.1%)
Capital Items	10,016	15,638	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	10,016	15,638	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 15,304,755	\$ 15,871,542	\$ 16,437,582	\$ 16,437,582	\$ 10,781,792	\$ 16,466,071	\$ 16,613,257	\$ 175,675	1.1%

2026 BUDGET NOTES:

Budgeted salaries include step increases and a contractual increase for represented employees and the related compression pay for non-represented employees.

The decrease in Pension expense reflects a small decrease in the WRS required contribution rate for Fire employees.

Recent Maintenance Contract increases reflect inflationary increases to software contracts, and expansion of in-vehicle cameras and related software to more city fleet vehicles.

The decrease in Regulatory & Safety expenses reflects moving the replacement of turnout gear out of the operating budget to the capital budget for 2026 and future years.

Insurance & Claims represents the cost of EMS liability insurance; previously budgeted in City Administration but more appropriately budgeted here.

Retiree Benefits will change annually depending on the number of members enrolled and the type of health plan coverage. The decrease for 2026 reflects current enrollment data

Code Enforcement

Mission:

Through customer focused collaborative enforcement and inspection practices, our team strives to protect the health, safety, and welfare of the citizens of West Allis.



Services Provided

- Perform inspections of residential and commercial properties to ensure compliance with approved plans, municipal ordinances, state codes, adopted national codes and standards, and state statutes relating to construction.
- Investigate complaints and referrals by inspection of public and private properties for compliance with building and property maintenance codes and land or building use.
- Review construction plans for compliance with state and adopted national codes and standards and local ordinances as an official delegated agent of the State of Wisconsin.
- Inspect snow and ice removal on city sidewalks in winter, tall grass and weeds in summer, and garbage complaints for commercial properties; inspect vacant properties regularly for compliance.

By the Numbers



+\$11,745

\$ Change in Budget

+0.8%

% Change in Budget

Proposed 2026 Budget

\$1,402,152

Salary and Benefit Budget:

\$1,230,202

Number of FTEs with
Requested 2026 Changes

12

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

1 Code Enforcement Officer

New Budget Requests/Initiatives

Description	One Time/Ongoing
Proposed Code Enforcement fee increases (1-3% target).	Annual

Software

Name	Description
Bluebeam	Electronic plan review software used by multiple city departments.
Samara	Cameras for city vehicles.

Contracted Services

Name	Description
Sidello	Grass cutting, snow removal, property cleanup/nuisance abatement work.

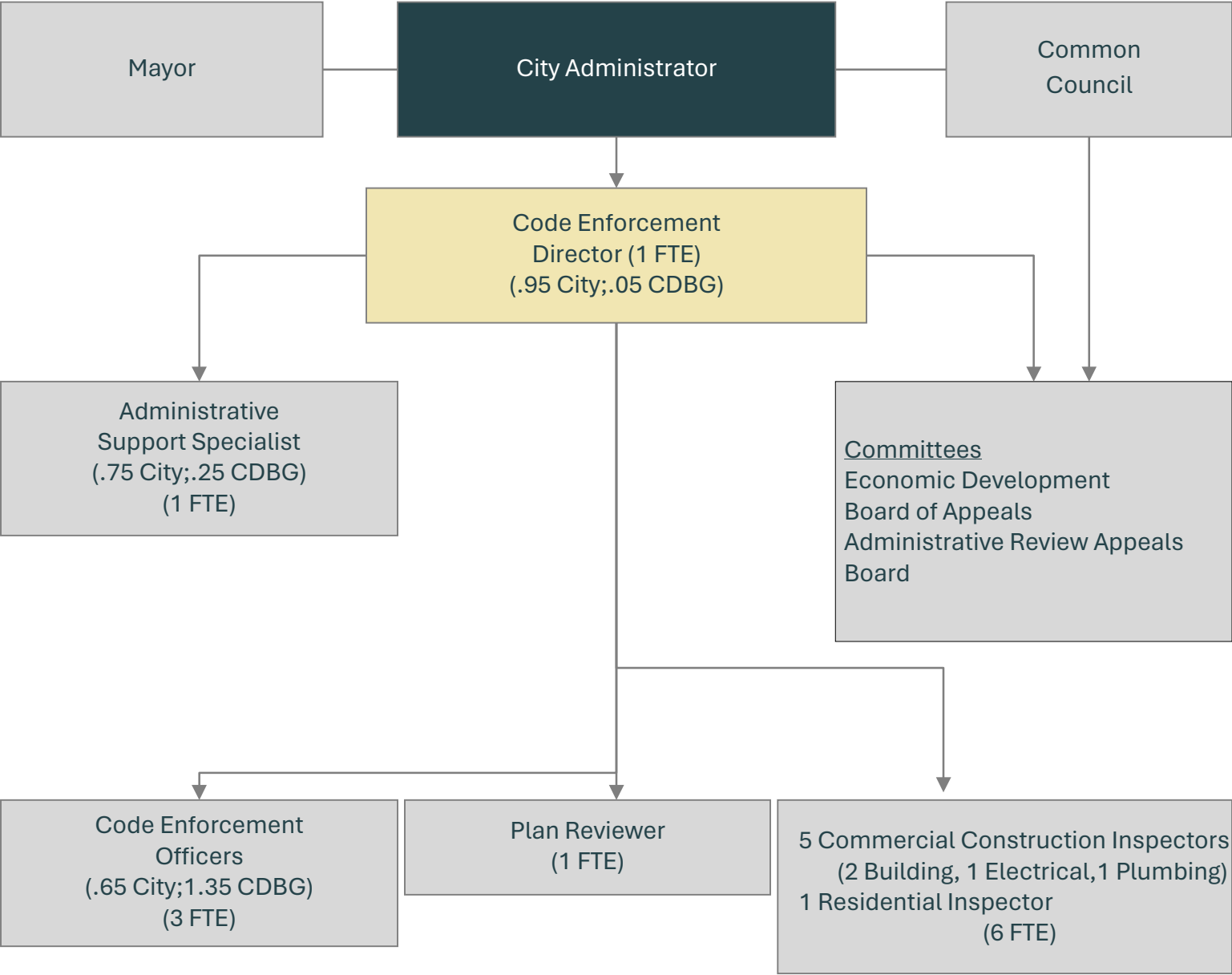
Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Property Maintenance Records Average Days Open.	49	40	35
Plan Review Records Average Days Open.	27	22	20
Properties added to the Nuisance Abandoned Property list.	26	17	15
Percentage of cases resolved without citation or legal action.	94.81%	96%	97%

2025 Accomplishments

- Improved Efficiency in Property Maintenance and Plan Review:**
The average timeline for completing property maintenance and plan review records was reduced by 18% compared to 2024, reflecting enhanced efficiency and improved customer service.
- Significant Reduction in Grass and Weed Abatements:**
The number of grass and weed abatement work orders issued to contractors decreased by 40% compared to 2024, demonstrating the success of proactive code enforcement and increased property owner compliance.
- Expanded Proactive Inspections:**
Code Enforcement Officers conducted 2,723 proactive exterior property maintenance inspections through September 30, 2025, helping to maintain neighborhood quality and ensure timely identification of issues before they escalate.
- Permit Fee Refund Program for Flood Recovery:**
A Permit Fee Refund Program was established in response to the August 2025 flood to provide financial relief to affected property owners and support community recovery efforts.

Code Enforcement



Changes from 2025 -
Vacant Code Enforcement Supervisor position repurposed to a Code Enforcement Officer
No overall FTE Changes (grant funding varies)

CITY FUNDED FTES: 12
(1.65 CDBG grant funded)

**CITY OF WEST ALLIS
CODE ENFORCEMENT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 810,448	\$ 871,147	\$ 879,018	\$ 879,018	\$ 576,262	\$ 751,900	\$ 875,251	\$ (3,767)	(0.4%)
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	126	-	-	-	-
Other Pay	1,000	-	-	-	-	-	-	-	-
Health Insurance	174,365	177,678	187,915	187,915	126,304	160,590	205,787	17,872	9.5%
Dental Insurance	9,623	10,215	10,365	10,365	6,831	8,854	11,042	677	6.5%
Other Benefits	6,285	8,981	8,182	8,182	5,985	7,951	8,147	(35)	(0.4%)
Payroll Taxes	59,969	64,573	67,245	67,245	42,658	54,106	66,957	(288)	(0.4%)
Pension	55,140	60,261	61,092	61,092	39,906	50,913	63,018	1,926	3.2%
PERSONNEL	1,116,830	1,192,855	1,213,817	1,213,817	798,072	1,034,314	1,230,202	16,385	1.3%
Other Professional Services	85,142	117,737	115,000	115,000	52,207	115,220	115,000	-	-
Maintenance Contracts	7,985	8,040	8,040	8,040	3,960	3,960	9,000	960	11.9%
PROFESSIONAL SERVICES	93,127	125,777	123,040	123,040	56,167	119,180	124,000	960	0.8%
Utilities	6,597	5,765	5,700	5,700	3,875	5,100	5,100	(600)	(10.5%)
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	9,671	4,392	5,000	5,000	2,229	5,000	5,000	-	-
Supplies	2,362	2,549	7,500	7,500	2,576	2,500	2,500	(5,000)	(66.7%)
Books & Subscriptions	329	450	2,000	2,000	454	2,000	2,000	-	-
Other Maint & Supplies	5,119	4,636	5,000	5,000	3,214	5,000	5,000	-	-
Advertising	227	-	250	250	321	250	250	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	24,305	17,792	25,450	25,450	12,669	19,850	19,850	(5,600)	(22.0%)
Training & Travel	12,866	15,660	27,600	27,600	6,676	27,600	27,600	-	-
Regulatory & Safety	406	1,348	500	500	409	500	500	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	13,272	17,008	28,100	28,100	7,085	28,100	28,100	-	-
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 1,247,534	\$ 1,353,432	\$ 1,390,407	\$ 1,390,407	\$ 873,993	\$ 1,201,444	\$ 1,402,152	\$ 11,745	0.8%

2026 BUDGET NOTES:

Personnel decrease reflects a currently vacant supervisory position to be repurposed as an additional Code Enforcement Officer position.

Other Professional Services expense reflects the cost of private code enforcement work (weed cutting, snow removal, etc.) and is offset by a corresponding revenue as these costs are billable to property owners and collected through the tax roll. Actual amounts vary annually. Budget reflects a standard assumption.

**CITY OF WEST ALLIS
OTHER PUBLIC SAFETY
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-	-	-	-
Other Benefits	-	-	-	-	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-	-	-	-
Pension	-	-	-	-	-	-	-	-	-
PERSONNEL	-	-	-	-	-	-	-	-	-
Other Professional Services	86,059	208,371	200,000	200,000	151,517	251,000	254,000	54,000	27.0%
Maintenance Contracts	1,050	-	800	800	-	-	-	(800)	(100.0%)
PROFESSIONAL SERVICES	87,109	208,371	200,800	200,800	151,517	251,000	254,000	53,200	26.5%
Utilities	-	-	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	2,013	-	1,500	1,500	-	-	5,550	4,050	270.0%
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	29,227	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	31,240	-	1,500	1,500	-	-	5,550	4,050	270.0%
Training & Travel	-	-	3,250	3,250	-	-	-	(3,250)	(100.0%)
Regulatory & Safety	171,158	165,417	159,000	159,000	109,720	158,000	157,000	(2,000)	(1.3%)
Insurance & Claims	499,835	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	22,306	8,655	-	-	9,332	9,300	-	-	-
MISCELLANEOUS	693,299	174,072	162,250	162,250	119,052	167,300	157,000	(5,250)	(3.2%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 811,648	\$ 382,443	\$ 364,550	\$ 364,550	\$ 270,569	\$ 418,300	\$ 416,550	\$ 52,000	14.3%

2026 BUDGET NOTES:

Starting in 2024, liability insurance and miscellaneous General Government expenses were moved to the City Admin budget for alignment with management oversight.

The expenses that remain above are Public Safety expenses for animal control (MADACC), Emergency Government, and Ambulance Billing service.

The increase in Other Professional Services represents an estimated increase in ambulance billing fees, simply due to increased volume.



2026



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

**Engineering &
Public Works**

Department of Public Works

Mission:

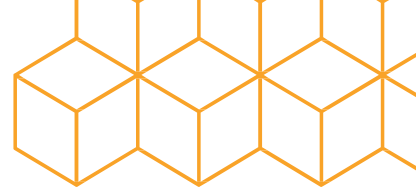
The Department of Public Works strives to maintain the City's infrastructure and provide high quality public works services to the public and other City departments in a reasonable, efficient, cost-effective manner.



Services Provided

- Administer and coordinate operations to maintain city's infrastructure.
- Provide general maintenance and repair to all city facilities, maintain regulatory signage, provide traffic control; procure and receive materials and supplies for all public works operations.
- Maintenance of city street lighting, traffic control signals, facility projects.
- Preventative maintenance and repair of various equipment and vehicles.
- Maintenance of city street trees and public grounds and open spaces.
- Garbage and recyclable collection and disposal; maintenance of City streets, alleys, sidewalks, and sewer systems.
- Provide safe and sufficient drinking water for residential, commercial customers and fire protection services.

By the Numbers



+\$307,221

\$ Change in Budget

+2.6%

% Change in Budget

Proposed 2026 Budget

\$12,046,806

Salary and Benefit Budget:

\$8,168,956

Number of FTEs
with Requested
2026 Changes

116

98 General Fund
DPW+ 18 Water
Utility

Proposed Change in
FTE:

1

1-Laborer
proposed to be
added to Facility and
Sign Division

Vacancies as of Sept. 2025:

11

1-Lead Electrical Mechanic
1-Electrical Mechanic
1-Electrical Maintenance Repairer
2-Equipment Mechanic
1-Sanitation and Street Equipment Operator
1-Truck Driver
2-Sanitation and Street Maintenance Repairer
1-Water Laborer/Maintenance Repairer in Training
1-Assistant Pumping Station Operator

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Obtain grapple saw truck to increase safety, efficiency and reduce the number of staff needed for tree removals (CIP).	\$530,000	One Time
Replace 2 chipper trucks (including plow package) (CIP).	\$460,000	One Time
Replace additional asphalt repair equipment to address needs and requests. (CIP).	\$125,000	One Time

Replace 2-wheel loaders and associated components (CIP).	\$620,000	One Time
Replace wheel loader components (blades/buckets) (CIP).	\$250,000	One Time
Replace equipment for Sidewalk Trippers (to grind/vac and separate) (CIP).	\$20,000	One Time
Replace street sweeper (CIP).	\$385,000	One Time
Upgrade line striping equipment (CIP).	\$200,000	One Time
Obtain floor scrubber and floor sweeper for maintaining new Public Works facility (CIP).	\$40,000 \$35,000	One Time
Upgrade garbage receptacles and benches (CIP).	\$25,000	One Time
Replace gas monitoring/HVAC controller at Grant Street Pump Station (CIP).	\$35,000	One Time
Upgrade HVAC system at City Hall (CIP).	\$2,600,000	One Time
Install remote monitoring software for Police generator (CIP).	\$15,000	One Time
Add 15 LED fixtures along walkways in Liberty Heights Park (CIP).	\$30,000	One Time
Implement SCADA hardware and software at new Public Works facility (CIP).	\$75,000	One Time
Upgrade meter test bench and add software to the new facility to increase services (CIP).	\$100,000	One Time
Install fiber to 84th and 96th St pump station to city connection for Wi-Fi capability (CIP).	\$200,000	One Time
Replace refuse packer (including plow package) (CIP).	\$530,000	One Time
Upgrade amenities at Rogers Park – ADA path, play structure and surface, add green solutions (CIP).	\$515,000	One Time
Repair structure at Farmer’s Market (CIP).	\$300,000	One Time
Request one FTE laborer position, Facility and Sign Division (custodial/maintenance responsibilities at new facility).	\$79,000	Ongoing

Software

Name	Description
OpenGov	Department Wide – public transaction software
GIS	Department Wide – asset identification in open spaces
HTE	Department Wide – financial software
AssetWorks	Department Wide – work order system
Novatime/ Timekeeper	Department Wide – timekeeping software

Samsara	Department Wide – video and equipment location software
NeoGov	Department Wide – HR software
DocuWare	Department Wide – financial and document storage
TAPCO	Electrical Division – traffic control parts
Honeywell	Facility and Sign Division – HVAC operations at multiple buildings
CatET, Cat SISWEB, ECat, ProDemand, QuickServe, Insite, Zeus, AutoAuth, Allison DOC Premium, Meritor Wabco Snap-On, Snap- on-Pro-Link Mitchell, Bendix Acom Pro, Diesel Laptops, Navistar Ned.	Fleet Services Division – diagnostic software
Diggers Hotline	Department wide – underground utility marking
DX Fleet	Inventory Services Division – fuel management
MSDS	Inventory Services Division – product identification
Bonfire	Inventory Services Division – procurement software
TraCS	Sanitation Division – issuing citations
IT Pipes	Street and Sanitary Sewer Division – street and sewer maintenance software
SCADA	Water Utility Division – operational and security software
Beacon	Water Utility Division – meter reading software

Contracted Services

Company	Description
Mead and Hunt	Department Wide – GIS
UniFirst	Department Wide – uniforms, shop towels, floor mats
TAPCO	Electrical Services Division – cabinet inspections
Cintas	Facility and Sign Division – fire inspection

Express Elevator	Facility and Sign Division – monthly elevator inspection in multiple buildings
National Elevator Inspection Services (NEIS)	Facility and Sign Division – monthly elevator inspection in multiple buildings
Arnolds	Facility and Sign Division – port-a-potty at parks
Safeway	Facility and Sign Division – rodent control
Butters Fetting	Facility and Sign Division – HVAC
Multiple Contractors	Facility and Sign Division – masonry, garage doors, window washing, painting, road markings, signage
Crane 1	Fleet Services Division – annual overhead crane inspection
Kaeser Inc.	Fleets Services Division – building compressor services
Sefac Inc.	Fleet Services Division – truck lift inspection and service
Caterpillar	Fleet Services Division – generator load bank test, equipment oil tests, aerial lift annual inspections
Protanic Inc.	Inventory Services Division – fuel station repairs and annual inspection for state license
Ayres Consulting	Sanitation Division – landfill testing
Waste Management Inc.	Sanitation Division – refuse processing
Johns Disposal	Sanitation Division – recycling processing
Waukesha Recycling	Sanitation Division – scrap metal recycling
Blue Ribbon Organics Inc.	Sanitation Division – yard waste and brush processing
OSI Inc.	Sanitation Division – oil and antifreeze disposal
Multiple Contractors	Street and Sanitary Sewer Division – salt dome conveyor use
IT Pipes	Street and Sanitary Sewer Division – sewer televising
Multiple Contractors	Street and Sanitary Sewer Division – catch basin replacement
Frost Solutions	Street and Sanitary Sewer Division – weather forecasting/monitor equipment
Diggers Hotline	Water Utility Division – utility marking
Ehlers	Water Utility Division – financial consulting
Donohue	Water Utility Division – engineering consulting for generator
Baxter Woodman	Water Utility Division – hydrant hydraulic modeling
Badger Meter	Water Utility Division – Beacon-meter reading
Multiple	Water Utility Division – lead service line inventory and replacement

Contractors	
Horsley Group	Water Utility Division – EPA consultants
AB Data	Water Utility Division – print and mail utility bills
Dixon Engineering	Water Utility Division – storage tank maintenance
SEH	Water Utility Division – telecommunications equipment inspection review
Westrum	Water Utility Division – leak detection
Energenecs	Water Utility Division – SCADA software, hardware, maintenance
Northern Lake Service	Water Utility Division – water quality testing
Time Tap	Water Utility Division – scheduling meter exchanges, cross connections, Lead Service Line Inspections
120 Water	Water Utility Division – LSL Inventory and communications associated with the LCRi (Lead and Copper Rule Improvement) requirements

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Electrical Division – re-lamp 3,100 streetlights in high voltage circuits with new bulbs.	N/A	N/A	33% (1,023)
Facility and Sign Division – Evaluate condition of nearly 14,000 city owned signs using GIS.	N/A	N/A	25% (3,500)
Fleet Services Division – Review existing and/or create preventative maintenance parts list for 200-rolling stock equipment.	N/A	N/A	25% (50)
Forestry and Parks Division – pre-emptively remove 2,947 remaining ash trees.	N/A	N/A	3% (88)
Inventory Services Division – Review the 500 obsolete parts in Inventory, as approved by Managers, and auction parts deemed no longer necessary.	N/A	N/A	50% (250)
Sanitation Division – Evaluate all 33 garbage/recycling routes and adjust/balance routes accordingly.	N/A	N/A	50% (17)
Street Division – Clean and inspect all 8,254 City catch basins for preventative maintenance.	N/A	N/A	33% (2,724)
Water Utility Division – Operate all 6,000 water valves in the City’s water system for preventative maintenance.	N/A	N/A	20% (1,200)

2025 Accomplishments

Department Wide:

- Department wide response to City-wide damage due to 1000-year flood occurrence (10 inches rain) in August 2025.
- Implemented Samsara Dashcams in vehicles and using web application for tracking/data retrieval.
- Supported Liberty Heights Pavilion project and adjacent areas of the park.

Electrical Services Division:

- Solar flashing school crossing lights ordered for 79th and Lincoln Avenue.
- Two street light circuit conversions completed by staff.
- 2 fiber lines were installed at 53rd and Burnham Avenue for new Public Works facility.

Facility and Sign Division:

- Transitioned responsibility for room reservation records in OpenGov to Customer Service Center.
- Continued use of GIS field maps application and expanded dashboard for tracking progress.
- Installed permanent No Parking signs in State Fair area (approx. 99% completed as of Aug. 14, 2025).
- Supported 30 different city sponsored events, 19 block parties and 50 park reservations (as of Aug. 14, 2025).

Fleet Services Division:

- Experimenting with lighted plow markers on wing blades to mitigate damage to private vehicles during winter weather operations.
- Built and fabricated platform for wheeled excavators to carry attachments to job sites.
- Continue to fabricate and rebuild plow center pin mounts to extend the life of plows.
- Continue to coordinate auctions for equipment for all divisions with anticipated move to new facility.

Forestry and Parks Division:

- Converted to battery operated equipment: chainsaws, blowers, line trimmers, combination tool and push mowers.
- Added artificial turf to both entrances to dog park to improve aesthetics and to mitigate weed growth.
- Implementation of Quick Capture application to track storm damage and to increase efficiency in coordination and response.

Inventory Services Division:

- Initiated full inventory audit (approx. 75% complete as of Aug. 14, 2025).
- Researched room layouts, storage configurations for new facility.
- Completed knowledge transfer with Purchasing to learn how to generate/process RFQs.

Sanitation Division:

- Implemented quick capture app for documenting violations in the field.
- Implemented OpenGov workflow for remittance of monies collected at municipal yards.

Street and Sanitary Sewer Division:

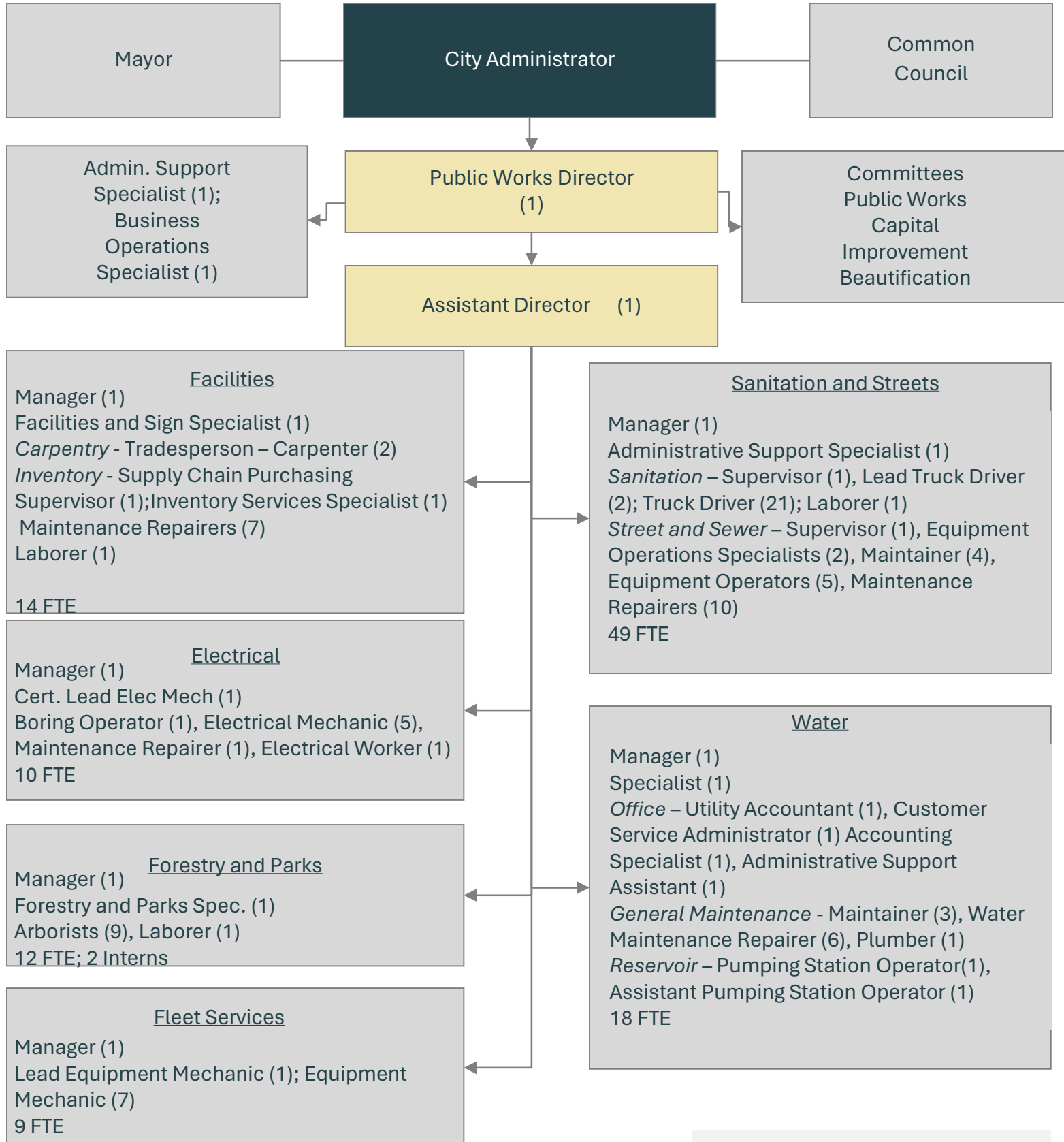
- Created plow route maps to be available via Teams, reducing reliance on paper.
- Deployed mastic trailer as primary source of crack filling/street restoration to increase longevity of the repairs and roadway.

Water Utility Division:

- Working with Engineering to establish funding for Lead Service Line Replacement Plan. Funding sources include Safe Drinking Water Loan Program and Community Block Grants.
- Streamlined Lead Service Line Inventory and EPA/DNR requirements for Lead and Copper Rule Improvements (LCRI) by implementing 120Water Software.
- Engaged Consulting Engineers to evaluate water system challenges:
 - Low chlorine residuals in the northwest and southwest limits of the water system.
 - Improve pressures in the areas 92nd St to 96th St from Cleveland Avenue to Oklahoma Avenue.
 - Evaluate options for electrical upgrades and pump replacements at the 96th St Reservoir and Pumping Station.
 - Obtain construction authorization approval from the Public Service Commission of Wisconsin to install a new backup generator at the 96th St. Pump Station.
- Installed new cone valve to replace failing valve at 84th St. Pump Station.
- Collaborated with financial consultants to secure Public Service Commission of Wisconsin approval for a rate adjustment supporting long-term infrastructure sustainability.
- Repaired 77 water main breaks through August 11th, 2025, YTD.
- Proactively exercised 786 water main and hydrant valves.
- Maintained 826 water hydrants and improved water quality through flushing program.
- Painted 322 water hydrants.
- Processed and marked 3,324 Diggers Hotlines identifying water, sewer, and electrical utilities through August 11, 2025, YTD.



Public Works



Changes from 2025 -
 -Add Laborer (1 FTE)
 -Water re-org added 1 FTE Customer Service Administrator offset by changes and reduction of 1 FTE in General Maintenance

City Funded FTE: 98; Water FTE: 18;
 Total: 116
 24 seasonal, 2 interns

**CITY OF WEST ALLIS
PUBLIC WORKS
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 4,253,140	\$ 4,664,013	\$ 4,937,869	\$ 4,906,369	\$ 3,409,304	\$ 4,337,717	\$ 5,161,569	\$ 223,700	4.5%
Salaries - Part-Time	174,986	218,826	282,010	282,010	193,904	165,340	290,957	8,947	3.2%
Overtime	206,436	177,312	185,690	185,690	114,286	199,650	185,690	-	-
Other Pay	62,824	98,962	117,031	117,031	75,220	68,230	117,624	593	0.5%
Health Insurance	1,058,699	1,154,494	1,291,690	1,291,690	862,823	1,149,528	1,323,757	32,067	2.5%
Dental Insurance	64,274	71,081	82,479	82,479	50,937	67,613	79,786	(2,693)	(3.3%)
Other Benefits	28,157	158,407	164,768	164,768	114,350	24,071	172,478	7,710	4.7%
Payroll Taxes	348,214	382,007	421,900	421,900	279,422	368,705	442,023	20,123	4.8%
Pension	306,318	340,347	363,693	363,693	249,442	309,403	395,072	31,379	8.6%
PERSONNEL	6,503,048	7,265,449	7,847,130	7,815,630	5,349,688	6,690,257	8,168,956	321,826	4.1%
Other Professional Services	83,218	195,772	130,000	130,000	94,720	104,600	130,000	-	-
Maintenance Contracts	110,476	99,644	158,000	158,000	72,921	99,000	182,500	24,500	15.5%
PROFESSIONAL SERVICES	193,694	295,416	288,000	288,000	167,641	203,600	312,500	24,500	8.5%
Utilities	755,348	769,467	890,771	890,771	525,090	847,780	894,000	3,229	0.4%
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	817,057	824,873	837,500	837,500	587,531	636,853	874,500	37,000	4.4%
Supplies	568	457	16,000	22,450	6,644	1,000	6,000	(10,000)	(62.5%)
Books & Subscriptions	11,872	13,202	14,500	14,500	10,773	13,469	14,500	-	-
Other Maint & Supplies	982,125	927,560	1,069,750	1,094,800	788,439	981,880	1,079,750	10,000	0.9%
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	2,566,970	2,535,559	2,828,521	2,860,021	1,918,477	2,480,982	2,868,750	40,229	1.4%
Training & Travel	14,434	18,434	34,900	34,900	19,777	23,300	33,900	(1,000)	(2.9%)
Regulatory & Safety	14,190	11,165	11,900	11,900	6,953	29,770	37,500	25,600	215.1%
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	657,045	598,333	688,934	688,934	(65,412)	792,145	585,000	(103,934)	(15.1%)
Other Miscellaneous	140	28,546	40,200	40,200	23,073	200	40,200	-	-
MISCELLANEOUS	685,809	656,478	775,934	775,934	(15,609)	845,415	696,600	(79,334)	(10.2%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 9,949,521	\$ 10,752,902	\$ 11,739,585	\$ 11,739,585	\$ 7,420,197	\$ 10,220,254	\$ 12,046,806	\$ 307,221	2.6%

2026 BUDGET NOTES:

Personnel increase reflects the addition of one Laborer position, as well as routine movement through salary ranges for department staff.

The Maintenance Contract increase reflects inflationary increases to software contracts, and expansion of in-vehicle cameras and related software to more city fleet vehicles.

The increase in Maint. & Supplies stems from expected higher electricity costs, greater maint costs due to an aging fleet, and upcoming field tablet replacements.

Retiree Benefits will change annually depending on the number of members enrolled and the type of health plan coverage. The decrease reflects current enrollment data.

Increase in Regulatory costs due to moving annual intersection equipment testing to the operating budget.

Engineering

Mission:

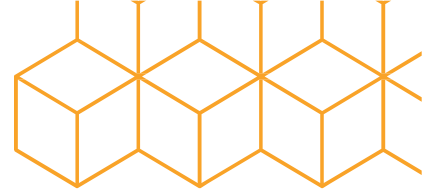
The Engineering Department provides professional, well-organized, and cost-effective municipal engineering services to the citizens and businesses of West Allis, as well as other City Departments. Our efforts are focused on providing a high level of expertise in the designing, planning, advising, administering, and overseeing of all public works improvements to facilitate upgrades of aging City infrastructure. Our goal is to provide these services within the project budget and timeframe required while striving to improve the health, safety, and overall quality of life for the residents and businesses of West Allis.



Services Provided

- Planning and design of maintenance and/or replacement of roadway pavements, curbs/gutters, sidewalks, bridges, sanitary and storm sewers, watermain, streetlights, signs, and pavement markings based upon infrastructure condition evaluations.
- Planning and design of infrastructure improvements for City owned parks, parking lots and 22 buildings including electrical, HVAC, roofing systems, emergency generators, and façade repairs based upon facilities condition assessments.
- Oversight and permitting of third-party utilities such as natural gas, electric, telecommunication cable, fiber optic cable and 5G small cell towers.
- Assist property owners with funding options for lead water service line replacements, sump pump installations, storm sewer lateral installations/repairs, sanitary sewer lateral repairs.
- Issue and administer permits for commuter impacted, accessibility, and State Fair parking; oversize/overweight trucking loads; occupying street right-of-way and dumpster permits; and loading zone permits.

By the Numbers



+\$24,866

\$ Change in Budget

+2.3%

% Change in Budget

Proposed 2026 Budget

\$1,122,019

Salary and Benefit Budget:

\$1,019,969

Number of FTEs with
Requested 2026 Changes

15

(plus PT provisional staff)

Proposed Change in FTE:

-1.0

Vacancies as of Aug. 2025:

1

(FTE Senior Principal
Engineer)

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Assist DPW with Lead Service Lateral Replacement Program development	\$2,000,000	On-going
Assist DPW with Pavement Striping Program development	\$200,000	On-going
Bridge Maintenance Annual Program	\$125,000	On-going
Refine traffic calming location rating system	\$0	On-going

Software

Name	Description
Open Roads	Survey data collection software supporting infrastructure design.
MicroStation	Computer Aided Design (CAD) software supports infrastructure drafting and design.
WinCan	Sanitary and storm sewer televising and logging software.
PASER	Pavement rating software. Data collection application by West Allis. Data entry software from WisDOT.

Contracted Services

Company	Description
Engineering Consultants	Support the Engineering Department for design that is outside the scope of the knowledge or time available.
Construction Contractors	Support the construction of the roads, sewers, watermain, and other infrastructure.

Performance Indicators

Description	2024 Projected	2024 Actual	2025 Projected	2026 Planned
Pavement Replacement	3.91 miles	3.91 miles	1.42 miles	1.68 miles
Sanitary Sewer Replacement	0.47 miles	0.46 miles	0.77 miles	0.57 miles
Storm Sewer Replacement	0.87 miles	0.89 miles	0.81 miles	0.70 miles
Watermain Replacement	1.06 miles	0.92 miles	1.15 miles	0.67 miles
Streetlighting Circuit Replacement	396 lights	201 lights	225 lights	250 lights
Private Lead Service Removal	53 services	61 services	75 services	75 services

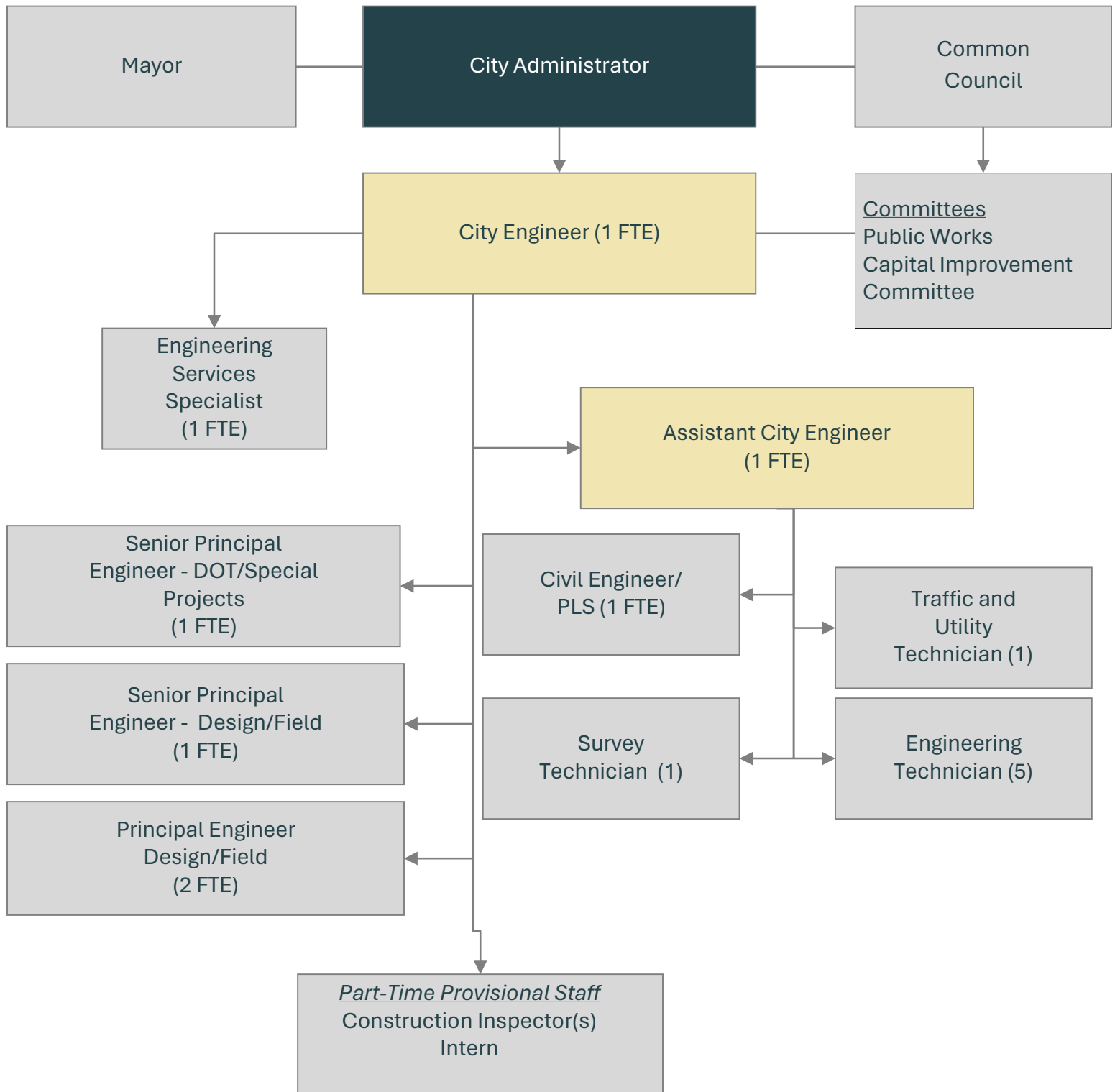
2025 Accomplishments

- Installed first raised intersection in West Allis at S. 102nd St. and W. Grant St. intersection for traffic calming.
- Secured approximately \$770,000 WisDOT grant to install traffic mitigation for I94 East/West project on W. Greenfield Ave. \$600,000 is for No Traffic AI system of traffic management.
- Permits Issued and Fees Collected.

Permit Title	Number Issued	Fees Collected As of 10-3-2025
Street Excavations and Maintenance (Right-of-Way)	293	\$99,534.61
Oversize/Overweight Trucks	431	\$110,980.00
Commercial Loading Zone	27	\$4161.00
Temporary Occupancy (Dumpster)	166	\$31,165.38
Residential Handicap Zone	24	\$0.00
Driveway Construction Permit	18	\$4,457.00



Engineering



Changes from 2025 –
Eliminates vacant Civil Engineer (-1.0 FTE)
Reclass 1 Civil Engineer to Senior Principal Engineer
Reclass 1 Principal Engineer to Senior Principal Engineer
Part-Time provisional staff added (previously temporary staff)

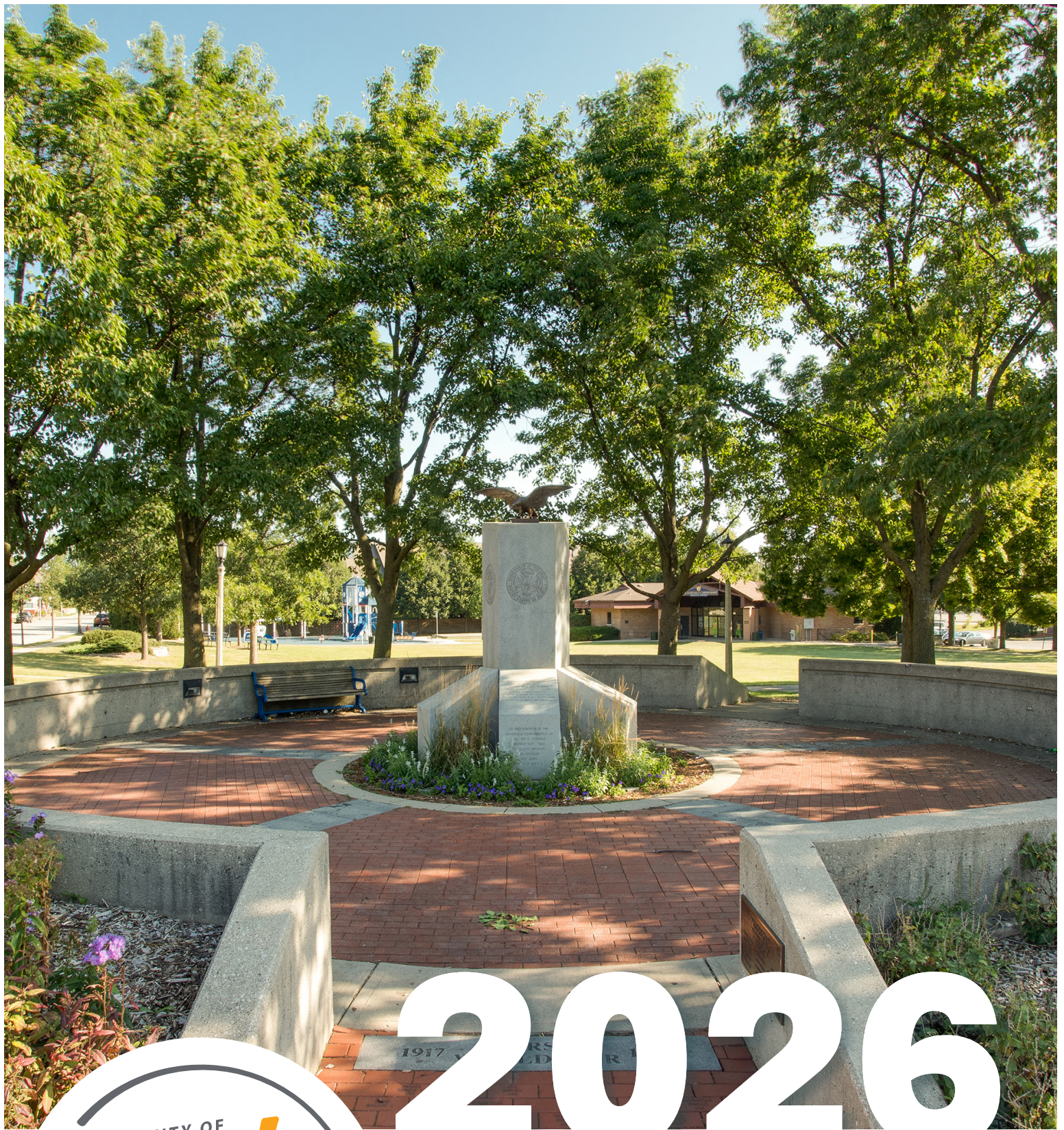
CITY FUNDED FTES: 15 + PT provisional staff
(approx. 9 FTE general fund; 7 FTE water, sewer, and storm water)

**CITY OF WEST ALLIS
ENGINEERING
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 673,294	\$ 634,391	\$ 667,274	\$ 667,274	\$ 447,159	\$ 570,160	\$ 702,217	\$ 34,943	5.2%
Salaries - Part-Time	-	-	12,928	12,928	5,450	12,928	20,000	7,072	54.7%
Overtime	27,726	26,031	25,000	25,000	14,747	25,000	25,000	-	-
Other Pay	2,421	1,931	-	-	1,329	1,500	-	-	-
Health Insurance	150,829	137,192	151,906	151,906	97,369	131,369	148,598	(3,308)	(2.2%)
Dental Insurance	9,987	9,257	10,153	10,153	6,466	9,000	10,365	212	2.1%
Other Benefits	4,584	21,028	6,332	6,332	14,778	19,153	6,595	263	4.2%
Payroll Taxes	52,244	48,824	53,948	53,948	34,554	45,000	55,377	1,429	2.6%
Pension	46,178	44,396	49,012	49,012	31,644	42,800	51,817	2,805	5.7%
PERSONNEL	967,263	923,050	976,553	976,553	653,496	856,910	1,019,969	43,416	4.4%
Other Professional Services	3,132	19,812	50,000	50,000	6,785	25,000	35,000	(15,000)	(30.0%)
Maintenance Contracts	23,508	24,596	28,000	28,000	-	28,000	25,000	(3,000)	(10.7%)
PROFESSIONAL SERVICES	26,640	44,408	78,000	78,000	6,785	53,000	60,000	(18,000)	(23.1%)
Utilities	8,175	7,995	9,600	9,600	6,090	7,500	9,600	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	1,126	6,567	5,500	5,500	821	1,600	5,500	-	-
Supplies	6,211	6,296	8,000	8,000	8,783	7,200	8,000	-	-
Books & Subscriptions	249	457	100	100	-	100	500	400	400.0%
Other Maint & Supplies	2,605	2,836	3,200	3,200	2,065	3,000	3,200	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	18,366	24,151	26,400	26,400	17,759	19,400	26,800	400	1.5%
Training & Travel	4,634	3,408	14,100	14,100	1,896	5,100	12,600	(1,500)	(10.6%)
Regulatory & Safety	40	169	2,100	2,100	21	1,100	2,650	550	26.2%
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	4,674	3,577	16,200	16,200	1,917	6,200	15,250	(950)	(5.9%)
Capital Items	-	-	-	-	292	292	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	292	292	-	-	-
TOTAL EXPENDITURES	\$ 1,016,943	\$ 995,186	\$ 1,097,153	\$ 1,097,153	\$ 680,249	\$ 935,802	\$ 1,122,019	\$ 24,866	2.3%

2026 BUDGET NOTES:

A portion of Engineering staff is allocated to Water, Sanitary Sewer, and Storm Water utility funds for design and construction management of utility construction projects. The portion above represents Engineering staff for non-utility construction (streets, alleys, lighting, etc.). The increase in the Personnel category is the net effect of several changes: 1 vacant position eliminated, 2 positions reclassified, routine pay increases for existing staff, and increased funding for part-time provisional staff. The Professional Services category includes the cost of annual traffic signal engineering services, and funding for traffic calming engineering services.



2026



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

**Health, Culture,
& Recreation**

Health

The City's health budget represents the cost of its membership in the Southwest Suburban Health Department (SWSHD), established April 1, 2024. Operational and budget authority for the joint health department rests with the SWSHD Board of Health. Details presented here are for informational purposes only.

Mission:

Improve health and wellbeing of all through health education and promotion, disease prevention, partnership, and support of a diverse and connected community.



Services Provided

- Retail food, body art/tattoo establishment, and weights & measures inspections & licensing (West Allis, Greenfield, West MKE, Greendale).
- Municode specific investigation and enforcement (Chap. 7 and other health related ordinances and state statute).
- Blood lead poisoning investigation and abatement.
- Nursing services (e.g., Communicable disease investigation/follow-up: STI clinic, TB case management, vaccinations).
- Community outreach and engagement (e.g., community health assessment, community health improvement plan- implementation; Hope Walk, community-based programs and services).
- Vital records (birth & death certificates).
- Human/social services.
- WIC Program.
- Senior Center.

By the Numbers



+\$26,155

\$ Change in Budget

+1.7%

% Change in Budget

Proposed 2026 Budget

\$1,546,722

Salary and Benefit Budget:

\$0

Number of FTEs with
Requested 2026 Changes

42.4

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

0

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Commencement of the Community Health Assessment (CHA).	Staff time	CHIP required every 5 years
3 rd Annual Hope Walk campaign.	Staff time	Yearly

Software

Name	Description
Nightingale Notes	Clinical and social services documentation/case charting.
WinWam	Weights & measures productivity.
HealthSpace	Retail food licensing standard platform.
OpenGov	Nuisance complaints (Let Us Help) and retail food licensing.

Contracted Services

Company	Description
Maxim Staffing	Support for mass immunization clinics (as needed).

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Policy, Planning, & Practice			
Number of quality improvement projects completed.	2	5	5
Number of new followers on the Facebook page.	392	200	200
Number of Health in All Policies/Practice (HiAPP) initiatives.	2	3	3
Number of individuals trained in QPR Suicide Prevention.	0	40	30
Number of individuals trained in Narcan administration.	630	600	600
Number of Narcan boxes distributed into the community.	4628	4000	4000
Number of individuals reached through social connection events.	909	1000	1000
Number of All Staff trainings/activities.	8	10	8
Estimated total number of unique social work client interactions.	755	700	700
Number of unique cases managed.	68	68	80
Number of joint health/fire client interactions.	76	100	100
Number of programs/services that have utilized the Health Equity Lens Analysis Tool.	4	5	5

Description	2024 Actual	2025 Projected	2026 Planned
Community Health Services			
Total number of TB skin tests administered.	230	260	275
Total number of flu vaccines administered annually (adult & children).	486	500	500
Total number of spirometry tests completed on Police, Fire, and City Employees.	993	100	100
Total number of hearing tests completed on Police, Fire, and City Employees.	325	325	325
Total number of Grapevine community education courses taught.	3	6	8
Total number of car seats checked/distributed.	190	140	140
Number of capillary lead tests billed.	571	600	625
Environmental			
Percent of violations related to Health Space #23 “Proper date marking and disposition”.	4.40%	5%	5%
Number of rat/rodent related nuisance complaints.	266	250	250
Number of rodent bait stations deployed.	253	250	250
Women, Infant, & Children (WIC)			
Percentage of WIC participants receiving a monthly food benefit.	98%	98%	98%
Percent of 2–4-year-olds enrolled in Fit Families who complete program.	85%	85%	85%
Percent of participants who received checks and used some or all of it checks at the Farmers Market to purchase WI grown foods.	56%	57%	58%

Description	2024 Actual	2025 Projected	2026 Planned
Senior Center			
Number of submitted customer satisfaction surveys among members.	Not established	200 (baseline)	100
Number of programs and classes offered through the Senior Center to members.	4163	4000	4000
Number of internal and external partnerships that refer clients, support programs and teach classes.	43	35	35
Number of Senior Center members.	765	575	500
Number of newly registered members.	340	200	200
Number of members who actively participate in programming (not including senior dining).	512	500	450
Number of volunteer hours supporting senior center services.	14,849	12,000	12,000
Number of meals distributed through the Senior Dining program.	12,349	11,500	11,500

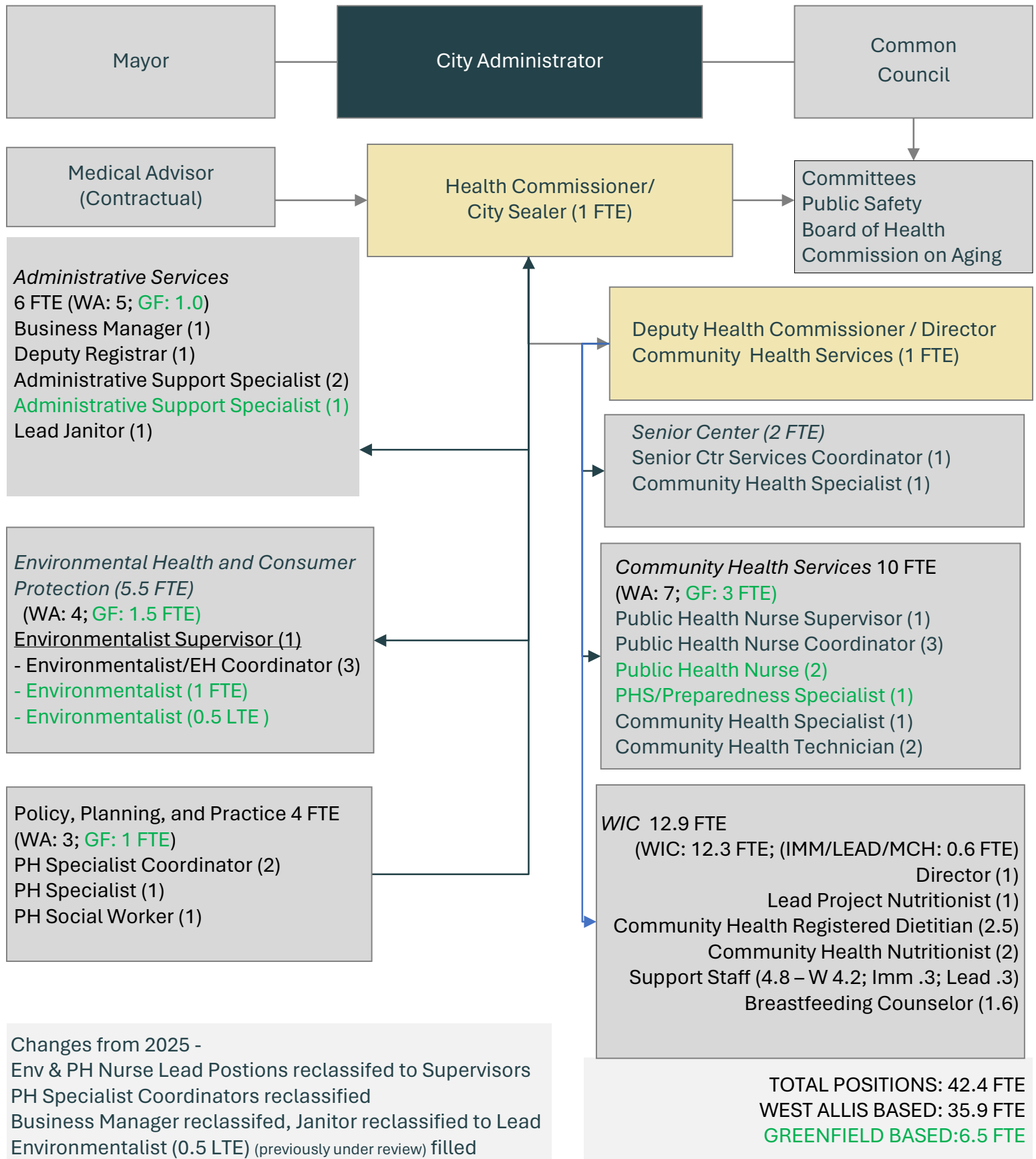
2025 Accomplishments

- FY2025 was the first full year for the SWSHD as a newly consolidated organization. Despite the many successes in our first year as merged health department, there is still more to do to better streamline services and programs within the communities we serve. Anticipated for FY2026 is ongoing work to further assess program/service needs in each municipality to include identifying assets and addressing gaps, streamlining policies and services where feasible, and ongoing synchronization of local municipal code where possible.
- Successfully achieved national accreditation as the Southwest Suburban Health Department by the Public Health Accreditation Board.
- Building on 2025 efforts, the SWSHD will continue to provide community outreach and engagement services that align to our Community Health Improvement Plan (CHIP), department strategic plan, and respective city strategic plans. Services/programs will continue to focus, generally, on mental/behavioral health, substance use disorders/harm reduction, violence prevention and safety, communicable diseases monitoring, investigation and case management, and consumer-focused environmental health.
- Maintaining the focus on Health in All Policies/Programs, we received CDBG funding through the Housing office to develop and implement the Healthy Homes Project and continued to partner with the libraries, communications, and other external partners on community-based outreach and engagement efforts. We hope to continue implementing Healthy Homes in 2026, and will continue partnering with internal and external entities on a variety of community-based activities.

The SWSHD continued to provide full-scale public health services (nursing, vital records, environmental health, WIC, health education) in West Allis, Greenfield, and West Milwaukee while also providing environmental support to Greendale and WIC programming in Cudahy. These programs/services will continue in 2026.



Southwest Suburban Health Department



**CITY OF WEST ALLIS
HEALTH DEPARTMENT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 1,308,871	\$ 365,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Salaries - Part-Time	17,292	-	-	-	-	-	-	-	-
Overtime	561	-	-	-	-	-	-	-	-
Other Pay	2,041	316	-	-	-	-	-	-	-
Health Insurance	312,382	90,618	-	-	-	-	-	-	-
Dental Insurance	16,062	5,091	-	-	-	-	-	-	-
Other Benefits	8,720	4,843	-	-	-	-	-	-	-
Payroll Taxes	97,696	26,962	-	-	-	-	-	-	-
Pension	89,847	24,671	-	-	-	-	-	-	-
PERSONNEL	1,853,472	517,744	-	-	-	-	-	-	-
Other Professional Services	4,786	1,670,890	1,520,617	1,520,617	1,520,617	1,520,617	1,546,772	26,155	1.7%
Maintenance Contracts	4,983	100	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	9,769	1,670,990	1,520,617	1,520,617	1,520,617	1,520,617	1,546,772	26,155	1.7%
Utilities	20,708	8,676	-	-	-	-	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	794	5,837	-	-	-	-	-	-	-
Supplies	14,820	5,583	-	-	-	-	-	-	-
Books & Subscriptions	167	-	-	-	-	-	-	-	-
Other Maint & Supplies	44,153	3,667	-	-	-	-	-	-	-
Advertising	199	-	-	-	-	-	-	-	-
Printing	1,489	4,378	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	82,330	28,141	-	-	-	-	-	-	-
Training & Travel	8,739	1,447	-	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	64,242	21,194	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	72,981	22,641	-	-	-	-	-	-	-
Capital Items	624	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	624	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 2,019,176	\$ 2,239,516	\$ 1,520,617	\$ 1,520,617	\$ 1,520,617	\$ 1,520,617	\$ 1,546,772	\$ 26,155	1.7%

2026 BUDGET NOTES:

The City formed a joint health department with the City of Greenfield in April 2024. The Southwest Suburban Health Department (SWSHD) is a separate legal entity.

The City provides an annual contribution to SWSHD which is budgeted above in the professional services category.

Salaries, benefits, supplies, etc. are now operating costs of SWSHD and are accordingly included in the separate SWSHD budget.

**CITY OF WEST ALLIS
SENIOR CENTER
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 143,018	\$ 136,332	\$ 155,591	\$ 155,591	\$ 100,425	\$ 138,000	\$ 171,631	\$ 16,040	10.3%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	-	-	-	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	25,429	31,623	46,340	46,340	25,907	31,120	51,128	4,788	10.3%
Dental Insurance	1,690	2,545	1,987	1,987	2,077	2,492	3,586	1,599	80.5%
Other Benefits	1,008	1,369	1,490	1,490	963	1,422	1,491	1	0.1%
Payroll Taxes	10,685	10,064	11,903	11,903	7,249	10,530	13,130	1,227	10.3%
Pension	8,350	8,628	10,814	10,814	6,979	8,500	12,357	1,543	14.3%
PERSONNEL	190,180	190,561	228,125	228,125	143,600	192,064	253,323	25,198	11.0%
Other Professional Services	2,605	-	3,000	3,000	3,350	3,350	5,000	2,000	66.7%
Maintenance Contracts	750	2,221	1,400	1,400	614	-	1,400	-	-
PROFESSIONAL SERVICES	3,355	2,221	4,400	4,400	3,964	3,350	6,400	2,000	45.5%
Utilities	18,431	14,953	18,800	18,800	14,668	16,125	18,400	(400)	(2.1%)
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	589	-	500	500	-	-	500	-	-
Supplies	5,314	9,710	4,150	4,150	2,975	3,150	3,750	(400)	(9.6%)
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	24,334	24,663	23,450	23,450	17,643	19,275	22,650	(800)	(3.4%)
Training & Travel	75	210	850	850	-	-	650	(200)	(23.5%)
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	75	210	850	850	-	-	650	(200)	(23.5%)
Capital Items	-	-	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 217,944	\$ 217,655	\$ 256,825	\$ 256,825	\$ 165,207	\$ 214,689	\$ 283,023	\$ 26,198	10.2%

2026 BUDGET NOTES:

The increase in the Personnel category above reflects the impact of one reclassified position since 2025, as well as routine cost of living adjustment and normal movement through pay ranges, not an increase in staffing. The increase in professional services reflects a request for a part-time cleaning service.

Library

Mission:

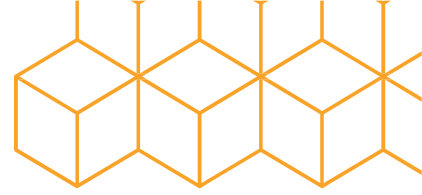
The City of West Allis's Library strives to provide a welcoming environment for all, offer equal access to Library services, and promote personal and professional growth. We also strive to build and maintain community partnerships, inspire lifelong learning, and engage through strong community outreach.



Services Provided

- Quality Library Service to City and County Residents.
- Onsite Library Programming to Community.
- Community Outreach and Programming.
- Community Gathering Space.
- Partner with Community Stakeholders, Schools and other City Departments.
- Database, E-Book and Virtual Resources as well as traditional formats.

By the Numbers



+\$117,381

\$ Change in Budget

+5.4%

% Change in Budget

Proposed 2026 Budget

\$2,305,598

Salary and Benefit Budget:

\$1,758,430

Number of FTEs with
Requested 2026 Changes

23.8

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
A single library team shared cell phone and plan	\$500.00	Ongoing

Software

Name	Description
Innovative Interfaces	Platform provides a uniform database for public libraries throughout Milwaukee County

Contracted Services

Company	Description
MCFLS	Shared resources with the Milwaukee County Federated Library System

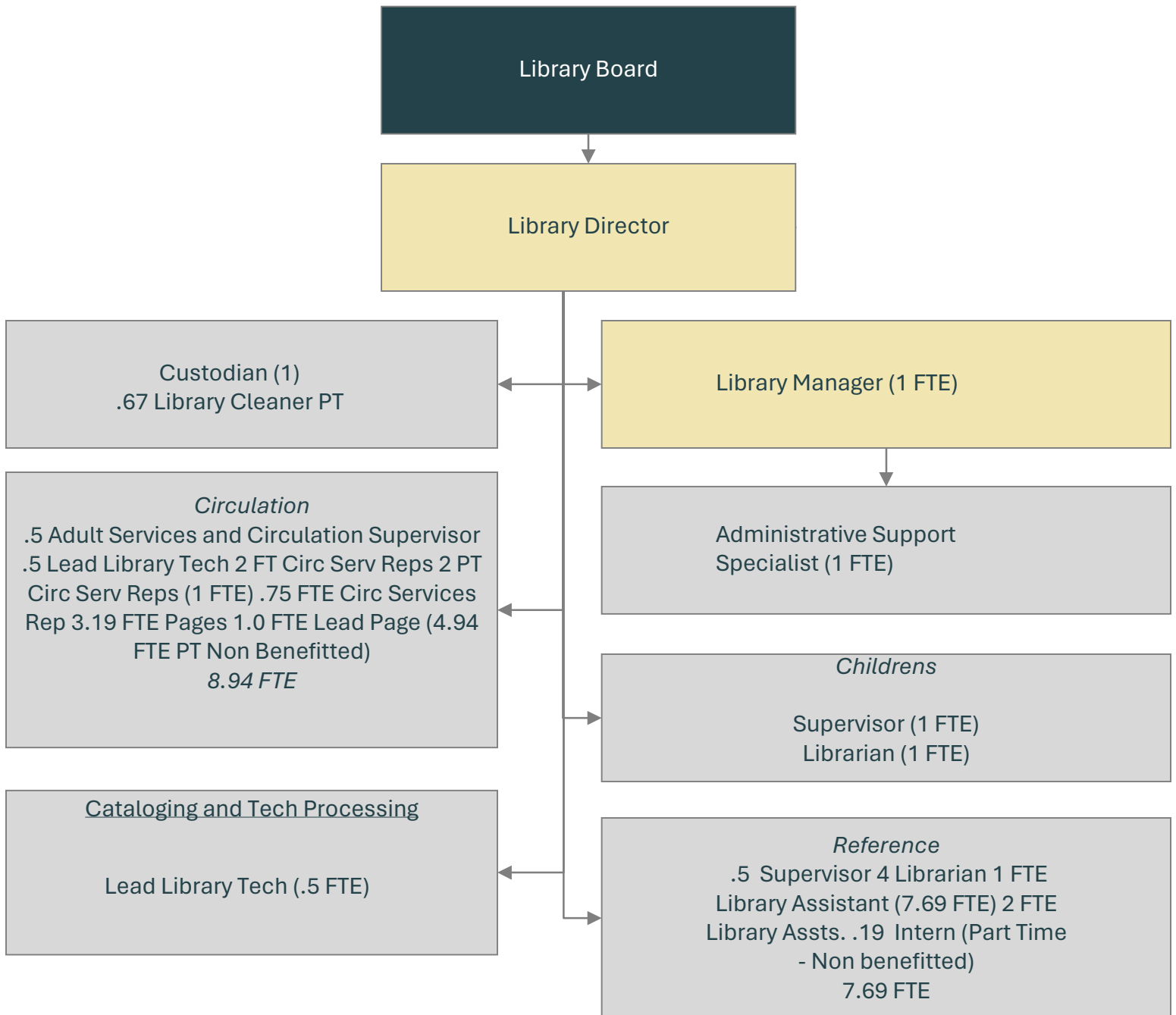
Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Circulation of materials	362,112	365,000	375,000
Total use of electronic materials	64,978	70,000	75,000
Library visits	305,378	310,000	325,000

2025 Accomplishments

- In 2025, Library staff engaged with over 10,000 participants with onsite and offsite programming
- Continued to expand young adult programming and reinvigorate program opportunities for tweens
- Crafted a 2026-2029 strategic plan for the library that aligns with the City plan.
- Successfully negotiated an equitable Milwaukee County Federated Library System contract that protects local autonomy and the efficient use of municipal budget while collaborating with other county cities and villages.
- Replaced the original elevator utilizing the Library Endowment fund
- Upgraded the automated materials sorter with funding assistance through the Library Endowment
- Successfully coordinated the first annual Library staff continuing education day

Library



Changes from 2025 -
None

CITY FUNDED FTEs: 16.0 NON-BENEFITED
(PARTTIME) FTEs: 7.8 TOTAL FTEs: 23.8

**CITY OF WEST ALLIS
LIBRARY
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 997,409	\$ 972,050	\$ 1,104,528	\$ 1,104,528	\$ 753,367	\$ 1,009,511	\$ 1,143,772	\$ 39,244	3.6%
Salaries - Part-Time	243,462	250,093	199,732	199,732	203,826	273,127	202,692	2,960	1.5%
Overtime	6,652	6,984	-	-	3,520	4,717	-	-	-
Other Pay	-	-	-	-	-	-	-	-	-
Health Insurance	151,005	165,802	154,954	154,954	141,219	189,234	202,568	47,614	30.7%
Dental Insurance	9,548	10,865	11,278	11,278	8,441	11,311	11,726	448	4.0%
Other Benefits	7,801	11,096	11,924	11,924	8,122	10,884	12,315	391	3.3%
Payroll Taxes	93,919	91,678	99,776	99,776	71,207	95,417	103,005	3,229	3.2%
Pension	64,978	65,663	76,765	76,765	50,104	67,139	82,352	5,587	7.3%
PERSONNEL	1,574,774	1,574,231	1,658,957	1,658,957	1,239,806	1,661,340	1,758,430	99,473	6.0%
Other Professional Services	4,608	6,045	4,815	4,815	6,702	6,750	4,490	(325)	(6.7%)
Maintenance Contracts	92,319	64,521	84,000	84,000	68,502	62,000	82,000	(2,000)	(2.4%)
PROFESSIONAL SERVICES	96,927	70,566	88,815	88,815	75,204	68,750	86,490	(2,325)	(2.6%)
Utilities	70,286	70,289	77,800	77,800	53,687	59,900	77,800	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	98	46	4,450	4,450	843	2,450	4,450	-	-
Supplies	40,352	39,912	33,500	33,500	26,668	33,491	25,500	(8,000)	(23.9%)
Books & Subscriptions	221,634	218,683	250,000	250,000	174,199	250,000	278,000	28,000	11.2%
Other Maint & Supplies	131	42	678	678	78	220	678	-	-
Advertising	-	-	-	-	-	-	-	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	332,501	328,972	366,428	366,428	255,475	346,061	386,428	20,000	5.5%
Training & Travel	1,860	420	2,700	2,700	255	2,700	2,700	-	-
Regulatory & Safety	2,836	50	50	50	-	-	50	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	61,945	54,996	57,767	57,767	-	57,767	58,000	233	0.4%
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	66,641	55,466	60,517	60,517	255	60,467	60,750	233	0.4%
Capital Items	5,902	14,046	13,500	13,500	8,274	13,500	13,500	-	-
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	5,902	14,046	13,500	13,500	8,274	13,500	13,500	-	-
TOTAL EXPENDITURES	\$ 2,076,745	\$ 2,043,281	\$ 2,188,217	\$ 2,188,217	\$ 1,579,014	\$ 2,150,118	\$ 2,305,598	\$ 117,381	5.4%

2026 BUDGET NOTES:

The salary increase reflects routine staff movement through pay ranges, not an increase in staffing. The health insurance increase reflects changes in actual coverage elections by employees.



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

Conservation & Development

Planning & Zoning

Mission:

Provide professional planning assistance to the City of West Allis, the public, developers, and other governmental bodies and implement the City's strategic vision through effective long and short-range planning that creates an enhanced living and work environment for the residents and business of the City of West Allis.



Services Provided

- Guide city growth in alignment with the Comprehensive Plan.
- Support development while administering zoning regulations.
- Promote City Image by overseeing sites, landscapes, architecture, and signage.
- Enhance public spaces.
- Invest in community development to improve quality of life, safety, and housing for low-to moderate income and elderly residents.

By the Numbers



-\$96,819

\$ Change in Budget

-21.6%

% Change in Budget

Proposed 2026 Budget

\$352,029

Salary and Benefit Budget:

\$335,929

Number of FTEs with
Requested 2026 Changes

9.0

Proposed Change in FTE:

+0.25

Vacancies as of Aug. 2025:

1 Senior Planner

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Hire 1 FTE Family Self-Sufficiency staff case management person	\$60,000	Ongoing
Hire 1 PTE Housing administrative assistant	\$30,000	Ongoing
Adopt a Parks & Open Space Plan	0	Ongoing
Create a Friends of West Allis Parks program	0	Ongoing

Software

Name	Description
MRI	Housing rent assistance software for section 8 and VASH programs
DynaTouch	Self-service kiosk maintenance
Simplifile	e-recording service
ESRI	GIS geographic information system

Contracted Services

Company	Description
McCright	Section 8 Housing Quality Inspections

Performance Indicators

Description	2024 Actual	2025 Projected	2026 Planned
Comprehensive Plan – Housing and Land Use			
Number of New housing units approved	271	226	150
Zoning updates to support higher density	2	2	1
Comprehensive Plan – Transportation, Streets, and Mobility			
Miles of bike lanes added	1	1	1
Number of Complete Streets subcommittee meetings attended	2	1	1
Comprehensive Plan – Economic Development and Redevelopment			
Plan approvals incorporating sustainable energy features (ex. Solar, charging stations)	12	21	12
Major redevelopment initiatives approved	6	3	3
Comprehensive Plan – Community and Intergovernmental Collaboration			
Number of Intergovernmental and interagency planning initiatives engaged annually.	35	40	45
Zoning and Ordinance Updates			
Number of zoning amendments	8	5	5
Average number of business days to process occupancy permits	3	2	2
Maintain HUD standard “High Performing” HUD rating assessment of all programs	High Performing	High Performing	High Performing
Sec 8 Housing rent assistance utilization rate (benchmark @ or > 75%)	75%	80%	85%
Percentage of Family Self Sufficiency enrollees earning escrow (benchmark @ or > 50%)	24%	37%	45%
Number of Annual Landlord and Tenant engagements events	2	1	2
Housing Rehab loans (% of total budget committed - =/>70%)	91%	80%	80%

2025 Accomplishments

Planning

- Four landmark housing redevelopment projects totaling approximately 300 new residential units were approved — Hidden Lofts, Union Green, Axis, and SoNa Phase 2 (Lots 3 & 4). An additional 494 units approved in 2024 (The Revv and The Apiary) are now under construction.
- Continued proactive pursuit of grant funding to support street improvements, traffic calming, and bicycle and pedestrian accommodations in alignment with the City’s Capital Improvement Plan. Secured Common Council approval of an operating agreement with Lime for shared scooter and micro-mobility services.
- Completion and adoption of the City’s updated Bicycle and Pedestrian Plan anticipated in Q4 2025, providing a framework for safer, more connected multimodal transportation.
- Collaborated across multiple City departments to construct a new park pavilion at Liberty Heights, funded in part through the federal Community Development Block Grant (CDBG) program.
- Utilized CDBG funds to demolish a long-vacant tavern at 6901 W. Beloit Road. While initial construction bids for a new single-family home exceeded HUD subsidy limits, staff are pursuing partnerships with Habitat for Humanity or similar organizations to build two new affordable homes on the site using HOME funds.

Neighborhood & Community Engagement

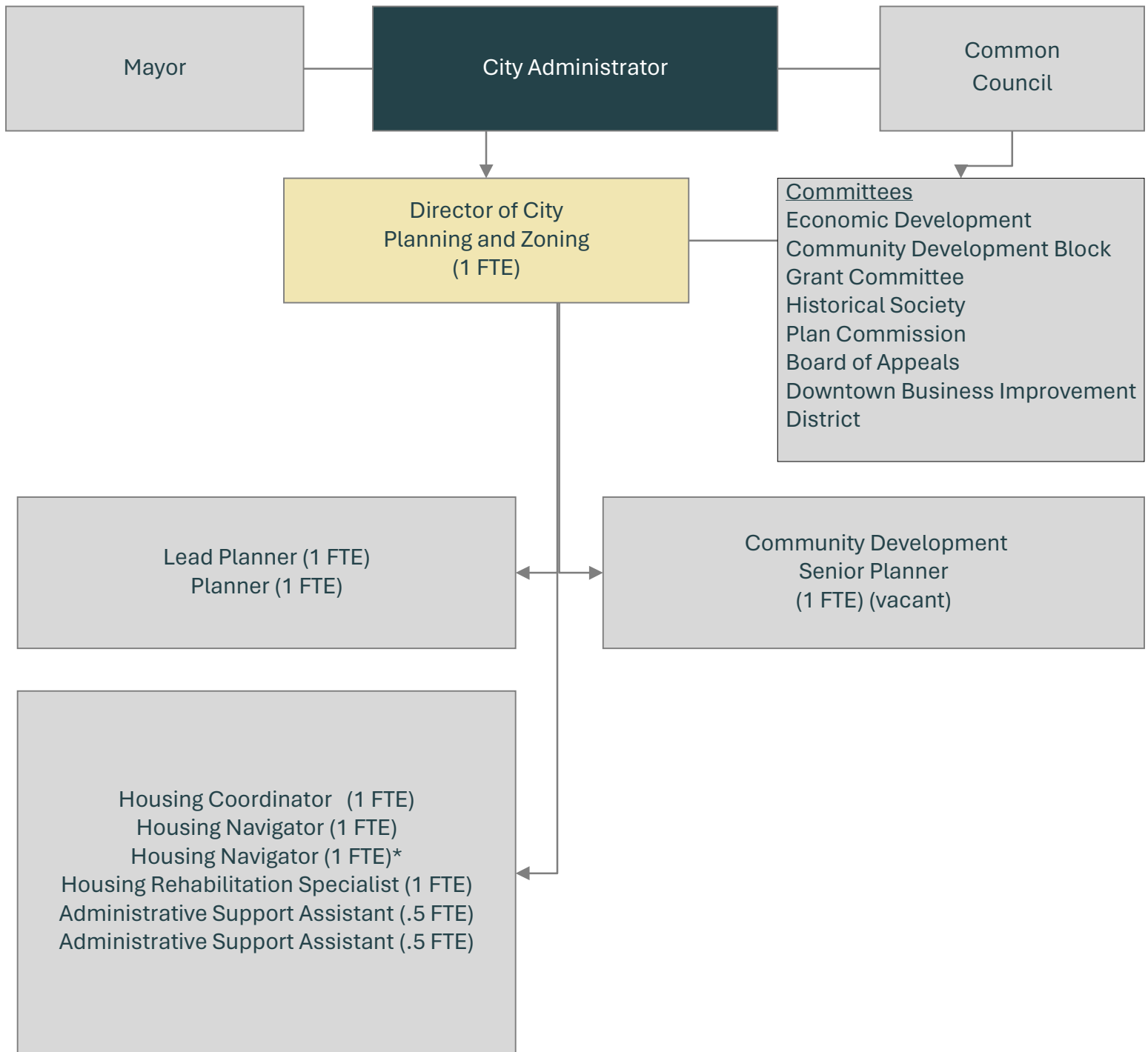
(Transitioning to Marketing and Engagement in 2026)

- Hosted two four-session ENGAGE (Education, Networking, Growth, Action, and Gaining Empowerment) workshops to build neighborhood leadership skills, civic engagement, and community capacity. Each session featured presentations, facilitated discussions, and networking opportunities to encourage local action.
- Convened residents, business owners, human service organizations, and City officials to identify opportunities for neighborhood revitalization and cross-community collaboration.
- The West Allis Community Improvement Foundation was formally dissolved in 2025, paving the way for the independent West Allis Community Impact Partnership and Foundation. The new organization established bylaws, elected a Board of Directors, and began recruitment to strengthen its governance and capacity to lead large-scale private fundraising efforts supporting community goals beyond the City budget.

Housing

- Participated in the Wisconsin Association of Housing Authorities Conference and Workforce Summit to strengthen partnerships and share best practices.
- Provided housing assistance to over 500 households, including 94 active vouchers under the Beloit Road program, 272 active Section 8/Housing Choice Vouchers (HCV), and 136 active Veteran Affairs Supportive Housing (VASH) vouchers.
- Received grant funding to administer the Family Self-Sufficiency (FSS) program, serving 30 active participants, with five earning escrow and two successfully graduating in 2025.
- Hosted three informational events focused on workforce development and homeownership opportunities.
- Continued collaboration with the Health Department through the Health in All Policies (HiAP) initiative, addressing intersections of health, housing, and community well-being.
- Prepared a development agreement with Habitat for Humanity for the construction of two affordable homes at 68th and Beloit Road using federal HOME funds.

Planning and Zoning



Changes from 2025 –

Neighborhood Services Specialist reclassified to Community Engagement Manager and moved to Marketing Dept. (-1.0 FTE)

Community Development Sr Planner (grant funded, held vacant)

*Housing Navigator (Grant funded), previously contracted moving to in-house staff (+1.0 FTE)

0.75 Admin Support Asst replaced with two 0.5 FTE positions (+.25 FTE)

Overall Change: +0.25 FTE increase

CITY FUNDED FTES: 9.0 FTE
(3.85 Gen Fund; 5.15 Other*)

*Grant Funding varies slightly each year

**CITY OF WEST ALLIS
PLANNING & ZONING
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 275,177	\$ 292,980	\$ 328,367	\$ 328,367	\$ 243,084	\$ 328,367	\$ 250,384	\$ (77,983)	(23.7%)
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	20	-	-	-	22	-	-	-	-
Other Pay	-	-	225	225	-	-	225	-	-
Health Insurance	13,722	24,564	40,292	40,292	29,283	40,292	43,074	2,782	6.9%
Dental Insurance	1,809	2,482	2,895	2,895	2,486	2,895	2,732	(163)	(5.6%)
Other Benefits	1,655	2,622	3,057	3,057	2,247	3,057	2,331	(726)	(23.7%)
Payroll Taxes	21,292	22,560	25,120	25,120	18,540	25,120	19,155	(5,965)	(23.7%)
Pension	18,703	20,115	22,822	22,822	16,893	22,822	18,028	(4,794)	(21.0%)
PERSONNEL	332,378	365,323	422,778	422,778	312,555	422,553	335,929	(86,849)	(20.5%)
Other Professional Services	561	1,505	1,200	1,200	249	1,200	1,200	-	-
Maintenance Contracts	1,500	1,263	1,600	1,600	627	423	-	(1,600)	(100.0%)
PROFESSIONAL SERVICES	2,061	2,768	2,800	2,800	876	1,623	1,200	(1,600)	(57.1%)
Utilities	365	582	-	-	324	300	-	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	727	4,929	2,600	2,600	1,066	2,775	1,600	(1,000)	(38.5%)
Books & Subscriptions	-	50	-	-	-	-	350	350	999.0%
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	116	1,161	1,100	1,100	831	1,100	1,100	-	-
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	1,208	6,722	3,700	3,700	2,221	4,175	3,050	(650)	(17.6%)
Training & Travel	4,462	5,316	11,570	11,570	4,558	11,235	10,850	(720)	(6.2%)
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	2,845	9,226	8,000	8,000	9,238	8,240	-	(8,000)	(100.0%)
MISCELLANEOUS	7,307	14,542	19,570	19,570	13,796	19,475	10,850	(8,720)	(44.6%)
Capital Items	-	-	-	-	-	-	1,000	1,000	999.0%
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	1,000	1,000	999.0%
TOTAL EXPENDITURES	\$ 342,954	\$ 389,355	\$ 448,848	\$ 448,848	\$ 329,448	\$ 447,826	\$ 352,029	\$ (96,819)	(21.6%)

2026 BUDGET NOTES:

The decrease in Personnel reflects a transfer of the Community Engagement Manager to the Marketing Department.

The change in Other Miscellaneous reflects the movement of \$8,000 for neighborhood grants administered by the Community Engagement Manager. Planning staff are responsible for management oversight of the CDBG and Housing grant programs. The grant funded portion of Planning staff is included in the grant budgets so not included in the figures above. Personnel expenses above reflect the city-funded portion of Planning staff. ,

Economic Development

Mission:

The mission of the City of West Allis Economic Development Department is to drive redevelopment, attract and leverage private investment, and enhance the City's image by fostering a vibrant, resilient business community. We work collaboratively to strengthen neighborhoods, ensuring access to diverse goods and services, and to align our efforts with the City's strategic vision through effective short- and long-range planning. Our goal is to position West Allis as the premier location to start and grow a business, creating a business-friendly environment where companies can thrive and residents enjoy an exceptional quality of life.



Services Provided

- Implement the City's Economic Vision.
- Business & Investment Attraction.
- Tax Increment Financing (TIF) Management.
- Business Retention & Expansion.
- Entrepreneur & Small Business Support.
- Marketing & Promotion.
- Strategic Use of Public Funds.
- Housing & Neighborhood Development.

By the Numbers



+\$18,867

\$ Change in Budget

+12.3%

% Change in Budget

Proposed 2026 Budget

\$172,823

Salary and Benefit Budget:

\$157,508

Number of FTEs with
Requested 2026 Changes

3.75

Proposed Change in FTE:

None

Vacancies as of Aug. 2025:

None

New Budget Requests/Initiatives

Description	Cost	One Time/Ongoing
Additional marketing funds were added to organize small business workshops in 2026	\$5,000	Ongoing
Real Estate Showcase about development projects and opportunities within the city.	\$5,000	Ongoing

Software

Name	Description
Placer AI	Supports data about business locations, events, economic vitality, visitors to the city, etc.
Portfol	Economic development loan portfolio management.

Contracted Services

Company	Description
Ehlers	Reason: to evaluate TIF models, projections, and review development financing or real estate proformas. In many of these cases, the review of projects will transition into the creation of a TIF district in which the consultant costs can be incorporated into the TIF as planning costs.
Baker Tilly	Reason: to evaluate TIF models, projections, and review development financing or real estate proformas. In many of these cases, the review of projects will transition into the creation of a TIF district in which the consultant costs can be incorporated into the TIF as planning costs.
S.B Friedman	Reason: to evaluate TIF models, projections, and review development financing or real estate proformas. In many of these cases, the review of projects will transition into the creation of a TIF district in which the consultant costs can be incorporated into the TIF as planning costs.
Bublr Bike	Economic Development FIRE is utilized to support Bublr Bike stations throughout the city.
Tracy Cross	Firm completing the updated housing market study.
Ramboll, Ayers, etc	Economic Development FIRE funds support environmental consultant work on various brownfield redevelopment projects. If possible, these services are assigned to a potential TIF and are considered planning costs.

Performance Indicators

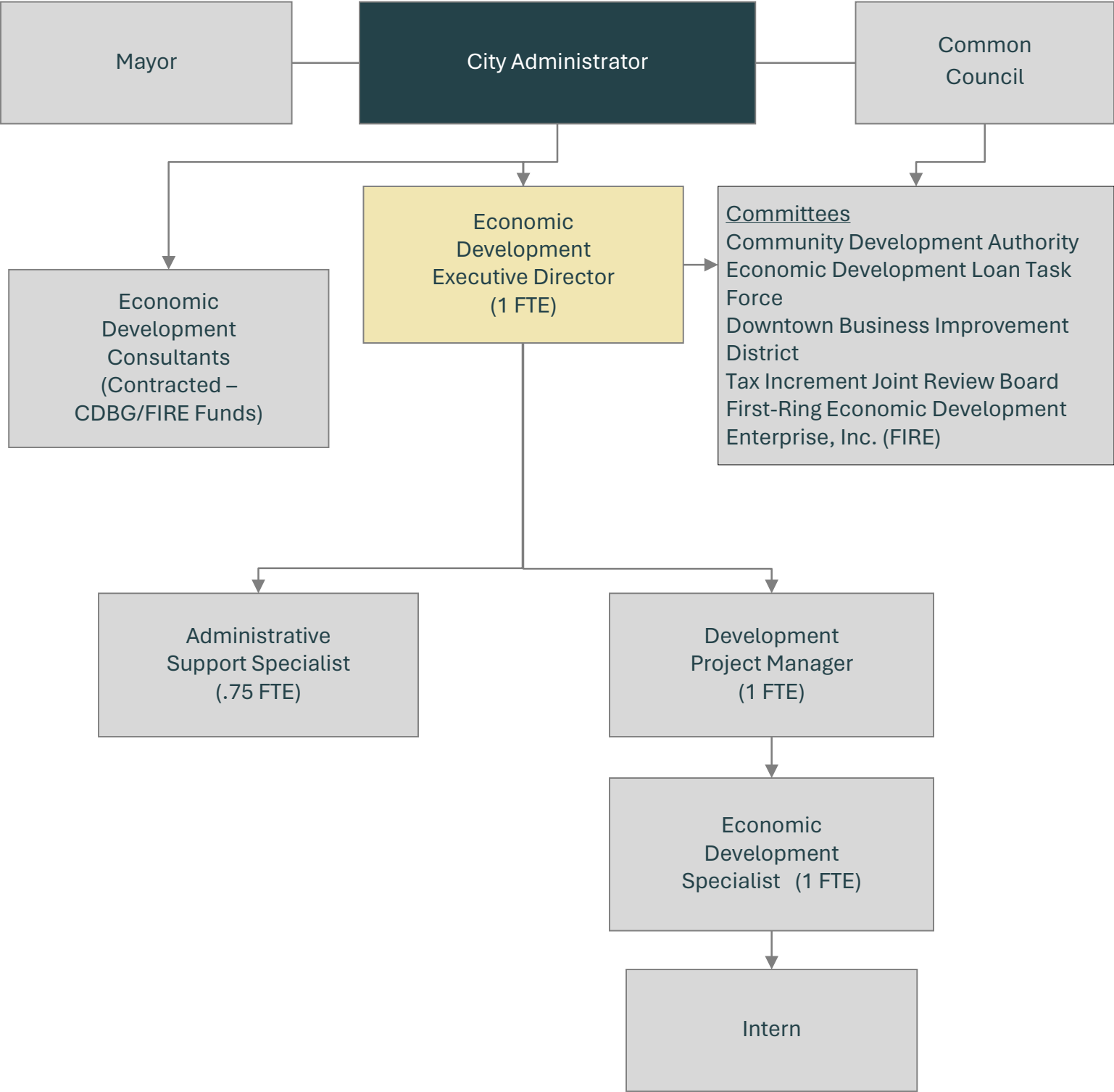
Description	2024 Actual	2025 Projected	2026 Planned
Amount of Private Dollars invested or leveraged.	\$87 MM	\$273 MM	\$90 MM
Sale and revitalization of City owned property.	2	4	2
Increased lead generation for more targeted businesses.	55	70	75
Strategically deploy NMTCs and encourage investment within the established Opportunity Zone.	\$0	\$21 MM	\$10 MM
Attraction of new developments or businesses that grow the community and enhance the City's tax base.	--	3	5
Satisfaction of business community with operating in West Allis.	84%	85%	85%
Promote and improve business outreach.	12	15	15

2025 Accomplishments

- Launched two large redevelopment projects and one new tax increment financing district.
- Organized a successful Small Business Conference for inspiring woman entrepreneurs. Event was a finalist for a Wisconsin Economic Development Association Award.
- Received a Main Street grant in partnership with the Business Improvement District.
- Recognized recognition by NAIOP and Biz Times for Economic Development achievements and number one community for development.
- Successfully received \$1 million supplemental funding for the City's Brownfield Revolving Loan fund the US EPA.
- Assisted over 70 businesses and prospects with technical assistance.



Economic Development



Changes from 2025 -
None

CITY FUNDED FTES: 1.75; Other 2.0*; Total: 3.75
*Grant/Other funding varies slightly each year

**CITY OF WEST ALLIS
ECONOMIC DEVELOPMENT
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Adj Budget	2025 Year-to-Date	2025 Estimate	2026 Budget	Change	% Change
Salaries - Full-Time	\$ 122,298	\$ 112,093	\$ 104,443	\$ 104,443	\$ 93,113	\$ 122,298	\$ 116,090	\$ 11,647	11.2%
Salaries - Part-Time	-	-	-	-	-	-	-	-	-
Overtime	136	-	150	150	-	38	150	-	-
Other Pay	8	5	225	225	-	225	225	-	-
Health Insurance	18,742	15,636	14,867	14,867	14,071	14,867	21,358	6,491	43.7%
Dental Insurance	1,033	776	1,122	1,122	653	1,122	1,364	242	21.6%
Other Benefits	713	988	971	971	817	981	1,082	111	11.4%
Payroll Taxes	9,314	8,545	7,989	7,989	7,112	8,016	8,881	892	11.2%
Pension	8,354	7,733	7,259	7,259	6,471	7,259	8,358	1,099	15.1%
PERSONNEL	160,598	145,776	137,026	137,026	122,237	154,806	157,508	20,482	14.9%
Other Professional Services	1,920	2,100	-	-	1,650	1,095	3,680	3,680	999.0%
Maintenance Contracts	2,368	2,127	5,820	5,820	1,140	-	-	(5,820)	(100.0%)
PROFESSIONAL SERVICES	4,288	4,227	5,820	5,820	2,790	1,095	3,680	(2,140)	(36.8%)
Utilities	552	284	600	600	-	-	600	-	-
Rentals	-	-	-	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-	-	-	-
Supplies	908	1,734	985	985	177	950	985	-	-
Books & Subscriptions	-	-	-	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-	-	-	-
Advertising	-	660	3,125	3,125	1,144	3,094	2,100	(1,025)	(32.8%)
Printing	-	-	-	-	-	-	-	-	-
MAINTENANCE & SUPPLIES	1,460	2,678	4,710	4,710	1,321	4,044	3,685	(1,025)	(21.8%)
Training & Travel	-	60	6,400	6,400	65	6,400	5,750	(650)	(10.2%)
Regulatory & Safety	-	-	-	-	-	-	-	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	-	60	6,400	6,400	65	6,400	5,750	(650)	(10.2%)
Capital Items	-	-	-	-	-	-	2,200	2,200	999.0%
Transfers-Out	-	-	-	-	-	-	-	-	-
OTHER USES	-	-	-	-	-	-	2,200	2,200	999.0%
TOTAL EXPENDITURES	\$ 166,346	\$ 152,741	\$ 153,956	\$ 153,956	\$ 126,413	\$ 166,345	\$ 172,823	\$ 18,867	12.3%

2026 BUDGET NOTES:

Economic Dev. staff are funded via several sources, including CDBG grant funds, TID funds, and support provided by First-Ring Industrial Redevelopment Enterprise. (FIRE). Personnel expenses above reflect the city-funded portion of Economic Development staff. The remaining portion of Economic Development personnel costs is included in the grant, TID, and Economic Development-FIRE budgets. The increase above includes routine staff movement through pay ranges and a slight decrease in expected grant funding, not an increase in staffing.



2026

BUDGET & ACTION PLAN As recommended by Mayor Dan Devine

Special Revenue Funds Revenues and Expenditures



**CITY OF WEST ALLIS
MARKETING SPECIAL REVENUE FUNDS SUMMARY
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Sponsorships	40,613	50,204	52,500	53,853	\$ 51,132	\$ 52,500
Christmas Parade Donations	21,071	40,048	36,000	8,450	36,000	36,000
Farmers Market SNAP Token Sales						45,000
Farmers Market Match Revenues						26,000
Neighborhood Association Revenues						8,000
TOTAL REVENUES	\$ 61,684	\$ 90,252	\$ 88,500	\$ 62,303	\$ 87,132	\$ 159,500
EXPENDITURES						
Salaries - Full-Time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Salaries - Part-Time	-	-	-	-	-	-
Overtime	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-
Other Benefits	-	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-
Pension	-	-	-	-	-	-
Other Professional Services	7,500	72,350	50,000	38,330	44,250	44,500
Maintenance Contracts	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-
Supplies	59,513	6,829	37,500	1,172	38,225	44,000
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-
Advertising	-	-	-	-	-	-
Printing	-	-	-	-	-	-
Training & Travel	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	71,000
Capital Items	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 67,013	\$ 79,179	\$ 87,500	\$ 39,502	\$ 82,475	\$ 159,500
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ (5,330)	\$ 11,073	\$ 1,000	\$ 22,801	\$ 4,657	\$ -
Fund Balance (beginning)	\$ 33,295	\$ 27,966	\$ 39,039	\$ 39,039	\$ 39,039	\$ 43,696
Fund Balance (ending)	\$ 27,966	\$ 39,039	\$ 40,039	\$ 61,840	\$ 43,696	\$ 43,696
Reserved (by Fund) for:						
Sponsorships	\$ 16,848	\$ 12,736	\$ 13,736		\$ 17,393	\$ 17,393
Christmas Parade	\$ 11,118	\$ 26,302	\$ 26,302		\$ 26,302	\$ 26,302
Farmers Market Programs					\$ 25,143	\$ 25,143
Neighborhood Association Grants					\$ -	\$ -
Total Fund Balance (Year End)	\$ 27,966	\$ 39,039	\$ 40,039		\$ 43,696	\$ 43,696

This summary includes special revenue funds managed by the Marketing Department as listed below:

The Sponsorships Fund accounts for the expenditure of private contributions to support City events and amenities.

The Christmas Parade Fund accounts for the expenditure of donations to fund the City's annual parade, as determined by the Christmas Parade Committee.

The Farmers Market Programs Fund accounts for the SNAP token & Market Match programs.

The Neighborhood Association Grants Fund fosters growth and expansion of neighborhood associations throughout the City.

CITY OF WEST ALLIS
DEVELOPMENT GRANTS & SPECIAL REVENUE FUNDS SUMMARY
2026 BUDGET

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Request	2026 Budget
REVENUES							
Comm Dev Block Grant (CDBG)	\$ 1,571,198	\$ 2,096,360	\$ 1,617,443	\$ 960,177	\$ 1,916,681	\$ 1,416,732	\$ 1,416,732
Housing Choice Voucher Grants	3,955,192	4,498,425	4,532,687	3,750,147	4,537,970	4,801,493	4,801,493
HOME Grant	111,576	118,259	346,340	48,895	102,500	33,922	33,922
EPA Revolving Loan Fund	636,692	1,122,078	4,330,000	946,196	2,105,687	1,315,000	1,315,000
FIRE (NMTC) Contributions	244,494	267,915	261,519	4,140	244,055	274,528	274,528
Artscape Contributions	1,000	-	-	4,340	-	-	-
TID Rehab Loan Program	14,580	10,746	15,000	6,006	9,050	15,000	15,000
Rental Rehab Grant	-	-	-	-	-	-	-
Capital Catalyst Revenues	-	95,799	-	397,232	504,202	35,000	35,000
CDBG-Stimulus	7,093	2,900	\$ -	397,232	3,000	-	-
CDBG-Emergency Assist (COVID)	59,556	-	-	-	-	-	-
Transfers In							
TOTAL REVENUES	\$ 6,601,381	\$ 8,212,483	\$ 11,102,989	\$ 6,514,365	\$ 9,423,145	\$ 7,891,675	\$ 7,891,675
EXPENDITURES							
Salaries - Full-Time	\$ 594,529	\$ 630,713	\$ 305,987	\$ 468,926	\$ 625,660	\$ 687,148	\$ 687,148
Salaries - Part-Time	19,468	18,251	292,616	5,931	7,929	31,824	31,824
Overtime	1,797	346	52,100	421	626	1,500	1,500
Other Pay	-	-	9,310	-	10,800	9,160	9,160
Health Insurance	141,025	165,238	169,791	127,657	170,577	187,440	187,440
Dental Insurance	8,122	9,130	9,101	6,734	8,521	10,127	10,127
Other Benefits	758	3,691	6,330	3,932	3,386	7,790	7,790
Payroll Taxes	45,518	47,474	49,622	34,855	47,020	55,669	55,669
Pension	47,511	46,865	47,563	35,663	47,522	54,079	54,079
Other Professional Services	296,367	514,634	585,741	211,663	314,453	434,550	434,550
Maintenance Contracts	6,866	7,807	71,700	10,018	9,507	81,936	81,936
Utilities	3,997	5,419	4,385	2,680	5,163	3,585	3,585
Rentals	3,559,140	3,972,516	3,996,376	3,312,055	4,053,207	4,260,372	4,260,372
Repair & Maintenance	-	10,428	700	9,385	9,385	700	700
Supplies	47,464	34,461	25,820	7,450	18,075	9,066	9,066
Books & Subscriptions	35,507	40,384	4,490	39,530	41,874	4,665	4,665
Other Maint & Supplies	19,145	13,716	-	-	-	-	-
Advertising	1,900	2,082	4,400	2,928	1,730	4,500	4,500
Printing	320	1,104	1,185	-	-	885	885
Training & Travel	28,476	18,239	49,770	22,417	49,466	43,390	43,390
Regulatory & Safety	650	-	-	-	-	-	-
Insurance & Claims	-	-	6,600	-	-	-	-
Insurance	-	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-	-
Other Miscellaneous	1,455,945	2,082,228	5,417,360	2,826,371	3,231,608	2,658,816	2,658,816
Capital Items	175,427	752,640	4,243	525,772	750,000	1,600	1,600
Debt Service	-	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 6,489,929	\$ 8,377,366	\$ 11,115,190	\$ 7,654,388	\$ 9,406,509	\$ 8,548,802	\$ 8,548,802
FUND BALANCE							
ANNUAL SURPLUS / (DEFICIT)	\$ 111,452	\$ (164,883)	\$ (12,201)	\$ (1,140,023)	\$ 16,636	\$ (657,127)	\$ (657,127)
Fund Balance (beginning)	3,818,646	3,930,097	3,765,215	\$ 3,765,215	\$ 3,765,215	\$ 3,781,851	\$ 3,781,851
Fund Balance (ending)	\$ 3,930,097	\$ 3,765,215	\$ 3,753,014	\$ 2,625,191	\$ 3,781,851	\$ 3,124,724	\$ 3,124,724
Reserved (by Fund) for:							
Comm Dev Block Grant (CDBG)	-	-	-		2	-	-
Housing Choice Voucher Grants	867,468	887,204	887,203		933,166	965,669	965,669
Rental Rehab Grant	182,867	182,867	182,867		182,867	182,867	182,867
HOME Grant	737,643	791,587	853,386		810,330	130,702	130,702
EPA Revolving Loan Fund	473,432	243,566	273,566		281,753	281,753	281,753
FIRE (NMTC) Econ Dev Fund	405,054	397,831	383,832		397,831	397,831	397,831
Artscape Contributions	5,010	146	(4,854)		146	146	146
TID Rehab Loan Program	1,112,819	1,113,308	1,028,308		1,069,050	1,024,050	1,024,050
Capital Catalyst Loan Fund	-	0	0		0	35,000	35,000
CDBG-Stimulus	145,688	148,588	148,588		106,588	106,588	106,588
CDBG-Emergency Assist (COVID)	116	116	116		116	116	116
Total Fund Balance (Year End)	\$ 3,930,097	\$ 3,765,215	\$ 3,753,014		\$ 3,781,851	\$ 3,124,724	\$ 3,124,724

This summary includes federal grant programs as well as other economic development special purpose funds as listed above.

One-time, project-specific grant funding is not presented in this budget. Details are available in the City's Annual Financial Report

CITY OF WEST ALLIS
SPECIAL REVENUE FUNDS: SENIOR CENTER PROGRAMS & OPIOID SETTLEMENT FUND
2026 BUDGET

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Opioid Settlement Proceeds	\$ 46,495.45	\$ 281,514.37	\$ 38,805.00	\$ 105,800.72	\$ 106,000.00	\$ 106,000.00
Interest Revenue	9,916	21,048	-	-	15,000	-
Transfers In	-	-	-	-	-	-
General Sr Ctr Trust	162	197	1,000	277	300	500
Sr Ctr Programs Trust	11,676	14,099	-	9,157	-	15,000
TOTAL REVENUES	\$ 68,250	\$ 316,858	\$ 39,805	\$ 115,235	\$ 121,300	\$ 121,500
EXPENDITURES						
Salaries - Full-Time	\$ 1,577	\$ 8,040	\$ 24,092	\$ 8,901	\$ 15,000	\$ 47,135
Salaries - Part-Time	-	-	-	-	-	-
Overtime	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-
Health Insurance	157	1,940	4,166	1,786	2,500	11,477
Dental Insurance	11	147	306	126	200	698
Other Benefits	3	76	129	66	65	252
Payroll Taxes	60	580	1,843	659	1,150	3,605
Pension	55	547	1,675	619	800	3,394
Other Professional Services	-	-	200,000	2,073	10,000	10,000
Maintenance Contracts	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-
Supplies	5,333	-	-	-	-	15,000
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	-	1,875	-	2,657	-	-
Advertising	-	42,403	-	31,851	30,000	75,000
Printing	-	87	-	3,786	500	-
Training & Travel	-	-	-	9	-	-
Regulatory & Safety	-	-	-	-	-	-
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	8,480	10,729	3,000	6,573	150	500
Capital Items	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 15,676	\$ 66,424	\$ 235,211	\$ 59,107	\$ 60,365	\$ 167,061
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 52,575	\$ 250,434	\$ (195,406)	\$ 56,128	\$ 60,935	\$ (45,561)
Fund Balance (beginning)	\$ 346,451	\$ 399,906	\$ 650,340		\$ 650,340	\$ 711,275
Fund Balance (ending)	\$ 399,026	\$ 650,340	\$ 454,934		\$ 711,275	\$ 665,714
Reserved for:						
Health Grants	\$ -	\$ -	\$ -		\$ -	\$ -
Opioid Response	\$ 234,034	\$ 480,902	\$ 287,494		\$ 541,687	\$ 496,125
General Sr Ctr Trust	\$ 118,559	\$ 116,138	\$ 114,138		\$ 116,288	\$ 116,288
Sr Ctr Programs Trust	\$ 47,312	\$ 53,300	\$ 53,300		\$ 53,300	\$ 53,300
Fund Balance (ending)	\$ 399,906	\$ 650,340	\$ 454,934		\$ 711,275	\$ 665,714

This summary includes Opioid Settlement Funds, which were awarded starting in 2022 as a result of several legal settlements.

Funds are restricted for initiatives that address the opioid epidemic in accordance with the legal settlement terms.

This summary also includes special revenue funds restricted for Senior Center programs.

CITY OF WEST ALLIS
POLICE SPECIAL REVENUE FUNDS SUMMARY
2026 BUDGET

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
DOT Pedestrian Safety Grant	\$ 19,435	\$ 19,913	\$ 12,000	\$ 6,390	\$ 7,693	\$ 12,000
DOT Aggressive Driving Grant	17,250	18,981	24,000	7,268	7,940	24,000
OJA Beat Patrol Grant	121,434	121,434	125,444	109,501	121,434	121,434
Byrne Justice Assistance Grant	18,003	21,380	21,000	-	16,322	21,000
DOT Alcohol Enforcement Grant	22,048	21,997	18,000	5,363	15,594	18,000
DOT Seatbelt Enforcement Grant	12,105	11,766	10,000	-	5,058	10,000
DEA Drug Task Force	21,271	19,897	20,000	15,991	23,809	20,000
Organized Crime Drug Enf Task Force	1,608	7,215	1,500	(16)	1,500	1,000
DOJ-Anti Heroin Task Force	5,218	65,536	1,000	89,249	115,000	1,500
FBI-MAVC Task Force	10,655	9,698	5,000	9,311	14,200	5,000
Milw County MEG Unit	48,308	46,824	53,917	31,216	46,477	55,860
Drug Trafficking Response Grant	-	14,714	-	-	-	-
Asset Forfeiture Funds	139,284	669,239	70,000	369,973	614,000	50,000
Safer Communities Grant (ARPA)	157,049	-	-	-	-	-
DOJ Internet Crimes Grant	-	-	-	1,000	2,000	-
WISH Program	3,424	6,905	1,000	3,702	3,500	1,000
K-9 Program	66,336	78,848	50,000	67,511	77,000	15,653
Crime Prevention Program	54,724	16,363	22,000	17,440	18,000	22,000
HIDTA (High Intensity Drug Trafficking)	2,023,903	2,267,411	2,000,000	1,254,020	-	2,633,518
TOTAL REVENUES	\$ 2,742,056	\$ 3,418,122	\$ 2,434,861	\$ 1,987,921	\$ 1,089,527	\$ 3,011,965
EXPENDITURES						
Salaries - Full-Time	\$ 116,740	\$ 105,751	\$ 117,379	\$ 103,448	\$ 105,197	\$ 115,768
Salaries - Part-Time	-	-	-	-	-	\$ -
Overtime	103,955	167,644	91,500	139,614	188,156	\$ 91,500
Other Pay	-	-	-	-	-	\$ -
Health Insurance	33,086	33,360	31,809	28,471	30,643	\$ 30,606
Dental Insurance	1,933	1,895	1,743	1,679	1,626	\$ 1,791
Other Benefits	137	99	1,542	144	141	\$ 1,599
Payroll Taxes	12,489	12,193	9,006	9,298	10,514	\$ 9,340
Pension	23,281	24,001	17,882	19,343	20,269	\$ 18,191
Other Professional Services	1,080,266	1,205,654	1,000,000	895,324	-	\$ 1,423,519
Maintenance Contracts	-	-	-	-	-	\$ -
Utilities	30,443	50,109	-	49,519	-	\$ -
Rentals	575,773	691,259	600,000	622,559	-	\$ 700,000
Repair & Maintenance	-	-	-	-	-	\$ -
Supplies	105,480	214,189	141,000	76,389	16,322	\$ 201,000
Books & Subscriptions	-	-	-	-	-	\$ -
Other Maint & Supplies	-	-	-	-	-	\$ -
Advertising	-	-	-	-	-	\$ -
Printing	-	-	-	-	-	\$ -
Training & Travel	108,146	132,294	80,000	111,891	-	\$ 130,000
Regulatory & Safety	118,516	-	-	-	-	\$ -
Claims & Judgments	-	-	-	-	-	\$ -
Insurance	-	-	-	-	-	\$ -
Retiree Benefits	-	-	-	-	-	\$ -
Other Miscellaneous	282,432	244,287	343,000	235,654	289,362	\$ 343,000
Capital Items	51,608	61,175	-	-	-	\$ -
Debt Service	-	-	-	-	-	\$ -
Transfers-Out	-	-	-	-	-	\$ -
TOTAL EXPENDITURES	\$ 2,644,284	\$ 2,943,909	\$ 2,434,861	\$ 2,293,332	\$ 662,230	\$ 3,066,314
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 97,772	\$ 474,212	\$ -	\$ (305,411)	\$ 427,297	\$ (54,349)
Fund Balance (beginning)	\$ 1,055,232	\$ 1,153,004	\$ 1,627,217	\$ 1,627,217	\$ 1,627,217	\$ 2,054,514
Fund Balance (ending)	\$ 1,153,004	\$ 1,627,217	\$ 1,627,217	\$ 1,321,806	\$ 2,054,514	\$ 2,000,165
Reserved (by Fund) for:						
Asset Forfeiture Fund	\$ 964,187	\$ 1,451,582	\$ 1,451,582		\$ 1,871,877	\$ 1,851,877
K-9 Program	\$ 116,259	\$ 94,801	\$ 94,801		\$ 101,801	\$ 67,454
Police Grants	\$ (3)	\$ (3)	\$ (3)		\$ (1)	\$ (3)
HIDTA	\$ 3,064	\$ 3,064	\$ 3,064		\$ 3,064	\$ 3,064
WISH Program	\$ 42,811	\$ 46,804	\$ 46,804		\$ 46,804	\$ 46,804
Crime Prevention Program	\$ 26,687	\$ 30,969	\$ 30,969		\$ 30,969	\$ 30,969
Total Fund Balance (Year End)	\$ 1,153,004	\$ 1,627,217	\$ 1,627,217		\$ 2,054,514	\$ 2,000,165

This summary includes special purpose funds for Police Department grants and initiatives, including the arrangement to provide fiscal agent services for Milwaukee HIDTA (High Intensity Drug Trafficking Area) joint efforts.

CITY OF WEST ALLIS
FIRE SPECIAL REVENUE FUNDS SUMMARY
2026 BUDGET

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Fire-MIH Services (MCW Contract)	\$ 32,263	\$ -	\$ -	\$ -	\$ -	\$ -
MIH-COSSAP Grant	\$ 228,270	\$ 226,162	\$ 218,657	\$ 90,312	\$ 230,940	\$ 403,142
WI Act 102 EMS Grant	\$ 12,195	\$ 89,789	\$ 15,000	\$ 185,455	\$ 185,455	\$ 185,000
Other Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Training Revenue (CPAT)	\$ 15,789	\$ 18,170	\$ 25,000	\$ 16,300	\$ 22,000	\$ 25,000
Misc Contributions	\$ 5,500	\$ 5,694	\$ -	\$ 4,005	\$ -	\$ -
Misc Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 294,017	\$ 339,814	\$ 258,657	\$ 296,072	\$ 438,395	\$ 613,142
EXPENDITURES						
Salaries - Full-Time	\$ 100,227	\$ 91,338	\$ 82,969	\$ 48,072	\$ 71,574	\$ 81,645
Salaries - Part-Time	-	-	-	-	-	-
Overtime	575	266	-	-	-	-
Other Pay	4,267	420	3,765	21	31	3,868
Health Insurance	5,522	19,661	19,318	11,469	17,076	20,154
Dental Insurance	369	1,269	1,043	697	1,038	1,068
Other Benefits	72	158	1,101	612	911	1,090
Payroll Taxes	1,457	1,263	1,258	667	993	1,307
Pension	19,015	17,659	-	9,225	13,735	-
Other Professional Services	145,244	83,675	-	29,193	109,686	232,498
Maintenance Contracts	6,883	-	-	750	750	1,000
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	1,876	-	-	34,369	34,369	35,000
Supplies	5,497	10,152	53,350	665	7,738	28,093
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	1,407	700	-	-	-	-
Advertising	-	-	-	-	-	-
Printing	-	-	-	-	-	-
Training & Travel	7,409	2,284	5,854	2,010	3,837	7,308
Regulatory & Safety	-	-	15,000	3,648	3,648	3,800
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	(27,864)	52,336	75,000	2,860	14,159	51,760
Capital Items	27,906	79,985	-	-	-	-
Debt Service	-	-	-	-	-	-
Transfers-Out	-	1,454	-	-	-	-
TOTAL EXPENDITURES	\$ 299,864	\$ 362,621	\$ 258,658	\$ 144,259	\$ 279,545	\$ 468,591
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ (5,847)	\$ (22,807)	\$ (1)	\$ 151,814	\$ 158,850	\$ 144,551
Fund Balance (beginning)	\$ 55,561	\$ 49,714	\$ 26,907	\$ 26,907	\$ 26,907	\$ 185,757
Fund Balance (ending)	\$ 49,714	\$ 26,907	\$ 26,906	\$ 178,721	\$ 185,757	\$ 330,308
Reserved (by Fund) for:						
Fire Dept Training Fund (CPAT)	\$ 37,622	\$ 7,185	\$ 7,185		\$ 21,685	\$ 21,685
Fire Equipment Fund	\$ 6,594	\$ 8,559	\$ 8,559		\$ 8,559	\$ 8,559
FIRE Grants (WI Act 102)	\$ 5,478	\$ 12,932	\$ 12,932		\$ 159,070	\$ 303,620
FIRE-MIH (MCW Contracts)	\$ 19	\$ (1,769)	\$ (1,769)		\$ (3,557)	\$ (3,557)
FIRE-MIH COSSAP Grant	\$ -	\$ -	\$ (1)		\$ -	\$ 1
Total Fund Balance (Year End)	\$ 49,714	\$ 26,907	\$ 26,906		\$ 185,757	\$ 330,308

This summary includes special purpose funds for Fire Department initiatives including a contract with the Medical College of Wisconsin, a federal grant COSSAP grant, CPAT training & testing, and other smaller initiatives.

CITY OF WEST ALLIS
LIBRARY SPECIAL REVENUE FUNDS SUMMARY
2026 BUDGET

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Public Programming Revenues	\$ 825	\$ 705	\$ 500	\$ -	\$ -	\$ 500
Terchak Contributions	894,355	96,123	50,000	63,953	85,953	50,000
Book Fund Revenues	4,036	3,770	1,000	1,396	3,600	1,000
Interest Revenue	1,530	1,649	1,000	-	1,300	1,000
Interest Revenue (Terchak)	208,433	292,344	-	-	-	-
TOTAL REVENUES	\$ 1,109,179	\$ 394,591	\$ 52,500	\$ 65,349	\$ 90,853	\$ 52,500
EXPENDITURES						
Salaries - Full-Time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Salaries - Part-Time	-	-	-	-	-	-
Overtime	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-
Other Benefits	-	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-
Pension	-	-	-	-	-	-
Other Professional Services	-	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-
Advertising	-	-	-	-	-	-
Printing	-	-	-	-	-	-
Training & Travel	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	99,738	178,497	52,500	19,669	92,953	52,500
Capital Items	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 99,738	\$ 178,497	\$ 52,500	\$ 19,669	\$ 92,953	\$ 52,500
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 1,009,441	\$ 216,094	\$ -	\$ 45,681	\$ (2,100)	\$ -
Fund Balance (beginning)	\$ 1,809,154	\$ 2,818,595	\$ 3,034,689	\$ 3,034,689	\$ 3,034,689	\$ 3,032,589
Fund Balance (ending)	\$ 2,818,595	\$ 3,034,689	\$ 3,034,689	\$ 3,080,370	\$ 3,032,589	\$ 3,032,589
Reserved (by Fund) for:						
Public Programming Trust	\$ 16,223	\$ 12,520	\$ 12,520		\$ 6,520	\$ 6,520
Terchak Endowment	\$ 411,637	\$ 431,842	\$ 431,842		\$ 497,795	\$ 497,795
Library Book Fund	\$ 47,068	\$ 46,789	\$ 46,789		\$ 47,889	\$ 47,889
Heikkinen Fund (Lib Garden)	\$ 5,010	\$ 5,271	\$ 5,271		\$ 5,571	\$ 5,571
Drake-Breskvar Fund	\$ 16,174	\$ 16,914	\$ 16,914		\$ 16,914	\$ 16,914
Elaine Strike Memorial Fund	\$ 10,479	\$ 11,027	\$ 11,027		\$ 11,527	\$ 11,527
Terchak Endowment (Principal)	\$ 2,312,004	\$ 2,510,327	\$ 2,510,327		\$ 2,446,374	\$ 2,446,374
Total Fund Balance (Year End)	\$ 2,818,595	\$ 3,034,689	\$ 3,034,689		\$ 3,032,589	\$ 3,032,589

This summary includes special purpose funds for Library initiatives including an endowment fund.

**CITY OF WEST ALLIS
AMERICAN RESCUE PLAN ACT (ARPA)
FUND SUMMARY
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Federal Grant Revenue (ARPA)	-	-	-	-	-	-
Federal Grant Revenue (COVID)	3,255	3,003	-	-	-	-
Special Assessments	30,712	-	-	-	-	-
Misc Revenue	690,648	1,746,480	-	261,214	301,214	-
TOTAL REVENUES	\$ 724,614	\$ 1,749,483	\$ -	\$ 261,214	\$ 301,214	\$ -
EXPENDITURES						
Salaries - Full-Time	-	-	-	-	-	-
Salaries - Part-Time	-	-	-	-	-	-
Overtime	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-
Other Benefits	-	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-
Pension	-	-	-	-	-	-
Other Professional Services	802,557	4,221,644	-	-	-	-
Maintenance Contracts	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-
Supplies	3,255	3,003	-	-	-	-
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-
Advertising	-	-	-	-	-	-
Printing	-	-	-	-	-	-
Training & Travel	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	-	216,688	-	433,374	-	-
Capital Items	7,618,824	8,569,994	-	-	3,943,535	-
Debt Service	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 8,424,635	\$ 13,011,328	\$ -	\$ 433,374	\$ 3,943,535	\$ -
FUND BALANCE						
ANNUAL SURPLUS / (SPENDDOWN)	\$ (7,700,021)	\$ (11,261,845)	\$ -	\$ (172,160)	\$ (3,642,321)	\$ -
ARPA Funds (beginning)	\$ 22,604,188	\$ 14,904,167	\$ 3,642,321	\$ 3,642,321	\$ 3,642,321	\$ 0
ARPA Funds (ending)	\$ 14,904,167	\$ 3,642,321	\$ 3,642,321	\$ 3,470,161	\$ 0	\$ 0

2026 BUDGET NOTES:

This special revenue fund was created in 2021 to account for federal stimulus funding awarded to the City from the federal American Rescue Plan Act (ARPA). Total allocated to West Allis: \$30,941,771. Federal regulations required funds to be obligated by end of 2024. The 2025 budget (\$0) reflected that all funds were obligated by the end of 2024. Actual spending on infrastructure projects has occurred from 2021-2025, most significantly on the DPW Facility. The 2025 Estimate above reflects final spenddown of ARPA funds in accordance with federal requirements and no activity in 2026.



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

Capital Improvements
Revenues and Expenditures

**CITY OF WEST ALLIS
CAPITAL PROJECTS FUNDS
2026 BUDGET**

	Tax Levy	Other Revenues*	MRO Payments**	Other Expend.*	Est. Beg Fund Bal*	Est. End Fund Bal*
TID 06 - Lime Pit	211,105	1,179,650	-	683,268	(707,487)	-
TID 07 - Whitnall Summit Pl	1,597,330	1,034,977	-	1,406,636	6,579,979	7,805,650
TID 10 - Yellow Freight	328,909	29,070	-	107,558	418,142	668,563
TID 11 - 84th & Greenfield	1,184,062	49,429	45,000	470,263	1,224,650	1,942,878
TID 12 - Teledyne	-	-	-	-	-	-
TID 13 - Home Juice	23,132	217,262	-	9,500	(230,894)	-
TID 14 - Milwaukee Ductile	635,426	48,940	-	1,672,074	1,151,561	163,853
TID 15 - The Market	1,686,188	31,002	1,426,667	25,000	740,432	1,005,955
TID 16 - 70th & Washngtn	659,095	6,455	-	683,153	(594,600)	(612,203)
TID 17 - Lincoln West Corr.	398,176	81,219	215,752	2,000	610,547	872,190
TID 18 - CHR Hansen	60,593	103,944	25,000	2,000	283,249	420,786
TID 19 - 86th & National	714,451	-	880,052	5,000	(62,051)	(232,652)
TID 20 - 6400 W Greenfield	-	-	-	2,000	(52,499)	(54,499)
General Capital Projects ***	-	15,102,000	-	15,102,000	62,362,726	62,362,726
	\$ 7,498,467	\$ 17,883,948	\$ 2,592,471	\$ 20,170,452	\$ 71,723,755	\$ 74,343,247

* Shown for informational purposes only

- TID Project Plans are approved upon TID creation and amended as needed

** Amounts are estimated; actual calculations may vary.

*** See separate Capital Budget for detailed information on contemplated projects.



2026



BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

Debt Service Fund

**CITY OF WEST ALLIS
DEBT SERVICE FUND
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Taxes	4,451,831	4,234,412	5,100,000	5,100,000	5,100,000	5,571,000
Intergovernmental	-	-	-	-	-	-
Miscellaneous Revenue	355,746	1,639,161	1,000	462,010	463,010	1,000
Other Financing Sources	6,410,453	-	-	-	-	-
TOTAL REVENUES	\$ 11,218,030	\$ 5,873,573	\$ 5,101,000	\$ 5,562,010	\$ 5,563,010	\$ 5,572,000
EXPENDITURES						
Principal	5,919,597	5,679,597	5,324,597	5,324,597	5,324,597	5,165,591
Interest	685,951	767,646	1,761,285	997,249	1,761,361	1,744,902
Debt Fees	98,077	106,486	6,750	26,295	25,983	6,900
Other Expense	275	4	-	-	-	-
Transfers Out	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 6,703,901	\$ 6,553,733	\$ 7,092,632	\$ 6,348,141	\$ 7,111,941	\$ 6,917,393
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 4,514,129	\$ (680,160)	\$ (1,991,632)	\$ (786,131)	\$ (1,548,931)	\$ (1,345,393)
Fund Balance (beginning)	307,134	4,821,264	4,141,103	4,141,103	4,141,103	2,592,172
FUND BALANCE (ENDING)	\$ 4,821,264	\$ 4,141,103	\$ 2,149,471	\$ 3,354,972	\$ 2,592,172	\$ 1,246,779

FUND BALANCE BREAKDOWN						
Reserved for TID 5 debt	4,440,824	2,430,274	1,742,179	1,742,179	1,742,179	1,077,823
Reserved for interest payments	338,460	1,624,714	-	849,509	849,509	156,717
Unreserved	41,980	86,115	407,293	763,284	485	12,240
TOTAL FUND BALANCE	\$ 4,821,264	\$ 4,141,103	\$ 2,149,471	\$ 3,354,972	\$ 2,592,172	\$ 1,246,779



2026

BUDGET & ACTION PLAN

As recommended by Mayor Dan Devine

Enterprise Funds

**CITY OF WEST ALLIS
WATER UTILITY
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimate	2026 Budget
REVENUES						
Metered Sales	\$6,925,525	\$7,054,521	\$8,041,000	\$5,666,203	\$7,605,000	\$7,970,000
Fire Protection - Public & Private	\$1,379,550	\$1,325,278	\$1,540,199	\$1,074,417	\$1,475,000	\$1,540,000
Penalties-Delinquent Accts	\$88,274	\$84,125	\$95,000	\$81,249	\$95,000	\$95,000
Hydrant Service Charge	\$18,382	\$17,288	\$20,000	\$428	\$20,000	\$20,000
Miscellaneous Meter Charges	\$11,225	\$9,625	\$15,000	\$7,750	\$15,000	\$15,000
Sewer Utility Meter Cost Allocation	\$105,491	\$103,591	\$105,000	\$0	\$105,000	\$105,000
Revenues from Merch	\$48,775	\$9,352	\$55,000	\$29,888	\$55,000	\$55,000
Sale of Fixed Assets / Materials / Scrap	\$1,748	\$38,882	\$5,000	\$20,963	\$22,000	\$5,000
Space Rental on Water Towers	\$175,212	\$145,019	\$173,000	\$140,271	\$173,000	\$173,000
Contributed Capital**	\$3,233,927	\$206,004	\$15,000	\$12,400	\$15,000	\$15,000
Miscellaneous Revenue	\$100	\$386	\$40,000	\$0	\$40,000	\$40,000
TOTAL REVENUES	\$11,988,209	\$8,994,072	\$10,104,199	\$7,033,567	\$9,620,000	\$10,033,000
EXPENDITURES						
Salaries	\$1,188,511	\$1,221,009	\$1,472,120	\$993,696	\$1,341,986	\$1,430,663
Provisionals/Part-Time	\$23,316	\$347	\$20,500	\$10,350	\$7,500	\$47,418
Misc Other Pay	\$6,005	\$6,329	\$15,828	\$6,017	\$10,900	\$19,028
Overtime	\$35,873	\$47,165	\$60,450	\$49,892	\$61,800	\$63,500
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Taxes	\$96,945	\$99,180	\$118,054	\$78,525	\$109,508	\$115,069
Pension	\$220,110	\$64,402	\$107,252	\$71,771	\$101,231	\$108,301
Health Insurance	\$327,115	\$309,586	\$395,641	\$240,337	\$333,527	\$366,722
Health Ins-Retirees	\$99,930	\$97,674	\$100,000	\$73,500	\$100,000	\$100,000
Dental Insurance	\$21,073	\$21,500	\$25,530	\$15,744	\$23,014	\$24,810
Life Insurance	(\$90,638)	\$56,600	\$34,635	\$23,528	\$54,198	\$54,264
Professional Services	\$106,897	\$79,581	\$195,004	\$82,236	\$129,004	\$149,604
Maintenance Contracts	\$51,901	\$33,817	\$51,750	\$64,304	\$89,000	\$93,000
Debt Service	\$167,012	\$139,339	\$183,000	\$87,596	\$184,000	\$204,000
Utilities Including Purchased Water	\$3,004,313	\$2,940,062	\$3,320,665	\$2,338,670	\$3,210,300	\$3,312,950
Taxes	\$0	\$0	\$0	\$0	\$0	\$0
Rentals	\$167,726	\$209,724	\$185,000	\$141,585	\$183,780	\$184,500
Repair & Maintenance	\$42,539	\$29,037	\$51,500	\$22,140	\$31,500	\$41,500
Supplies	\$360,966	\$351,742	\$61,500	\$648,403	\$559,000	\$594,000
Books & Subscriptions	\$0	\$3,791	\$800	\$1,151	\$2,500	\$2,500
Advertising	\$0	\$0	\$0	\$0	\$0	\$0
Printing	\$1,640	\$0	\$11,000	\$0	\$0	\$0
Training & Travel	\$7,794	\$13,511	\$16,000	\$8,378	\$12,000	\$13,500
Regulatory & Safety	\$25,229	\$27,471	\$17,500	\$18,602	\$29,000	\$32,500
Insurance	\$36,853	\$38,896	\$41,040	\$30,600	\$41,040	\$41,040
Miscellaneous Including Depreciation	\$997,127	\$1,070,529	\$1,184,400	\$903,548	\$1,230,400	\$1,274,400
Capital Items	\$0	\$0	\$0	\$1,686,428	\$0	\$0
Transfers Out including Property Taxes	\$798,198	\$803,029	\$900,000	\$629,829	\$900,000	\$900,000
TOTAL EXPENDITURES	\$7,696,435	\$7,664,321	\$9,069,169	\$8,226,829	\$8,745,188	\$9,173,269
NET OPERATING GAIN (LOSS)-BUDGETARY BASIS	\$4,291,773	\$1,329,751	\$1,035,030	(\$1,193,262)	\$874,812	\$859,731
Conversion to cash basis						
add back non-cash depreciation	\$989,309	\$1,049,299	\$1,160,000	\$899,885	\$1,200,000	\$1,250,000
less additional cash outflow for capital projects **	\$0	\$0	\$0	\$0	\$0	\$0
cash inflow from bond sales/debt financing **	\$0	\$2,875,000	\$4,371,250	\$4,371,250	\$4,371,250	\$4,266,500
cash outflow for additional capital projects/asset additions	\$0	(\$2,887,000)	(\$4,881,250)	(\$4,881,250)	(\$4,881,250)	(\$4,967,500)
cash outflow for principal payment	(\$1,215,000)	(\$1,120,000)	(\$1,265,000)	(\$1,265,000)	(\$1,265,000)	(\$1,275,000)
less dollar spent on or banked for future equip.	\$0	\$0	\$0	\$0	\$0	\$0
non-cash contributed plant assets funded by ARPA	(\$3,233,927)	(\$206,004)	(\$15,000)	(\$12,400)	(\$15,000)	(\$15,000)
NET OPERATING GAIN (LOSS)-CASH BASIS	\$832,155	\$1,041,045	\$405,030	(\$2,080,777)	\$284,812	\$118,731
FUND BALANCE						
RETAINED EARNINGS - BEGINNING OF YEAR	\$22,513,559	\$26,805,333	\$28,143,526	\$28,143,526	\$28,143,526	\$29,018,338
Cummulative Effect of change in accounting principle	\$0	\$0	\$0	\$0	\$0	\$0
RETAINED EARNINGS - END OF YEAR	\$26,805,333	\$28,143,526	\$29,178,556	\$26,950,265	\$29,018,338	\$29,878,069
Net Assets (comprising Fund Balance)						
Cash and Investments	\$45	\$874,479	\$1,218,212	\$874,479	\$1,159,291	\$1,278,022
Net receivables	(\$9,562,891)	(\$10,711,748)	(\$9,634,506)	(\$11,905,010)	(\$12,121,748)	(\$11,380,748)
Inventories and Prepaid Items	\$150,418	\$166,246	\$156,991	\$166,246	\$166,246	\$166,246
Net Pension Asset	\$0	\$0	\$0	\$0	\$0	\$0
Land / Nondepreciable / WIP	\$61,393	\$358,299	\$57,990	\$358,299	\$358,299	\$358,299
Net Buildings	\$34,958	\$30,908	\$31,808	\$30,908	\$30,908	\$30,908
Infrastructure net of depreciation and related debt	\$35,859,661	\$36,968,395	\$37,125,863	\$36,968,395	\$38,968,395	\$38,968,395
Net Machinery and Equipment	\$261,748	\$456,948	\$222,198	\$456,948	\$456,948	\$456,948
Net Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0
Total Net Assets	\$26,805,333	\$28,143,526	\$29,178,556	\$26,950,265	\$29,018,338	\$29,878,069

The 2026 budget figures reflect a rate increase from \$2.67 per CCF to \$2.96 per CCF, an increase of \$0.29 per CCF, effective 2/1/25.

**Cash outflow for capital projects and cash inflow for capital projects shows as \$0 for 2023 to reflect that ARPA grant funds were used to fund utility infrastructure projects.

This activity was recorded in the ARPA Special Revenue Fund.

(ARPA = American Rescue Plan Act)

**Contributed Capital revenue is a non-cash contribution of plant assets funded by ARPA

CITY OF WEST ALLIS
LEAD WATER SERVICE REPLACEMENT PROGRAM
2026 BUDGET

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
DNR Grant/Forgivable Loan	\$ 23,594	\$ -	\$ 300,000	\$ -	\$ 365,000	\$ 845,000
Other Grant Revenue (MMSD)	-	261,259	-	-	5,000	
Special Assessment Revenue	86,400	-	104,000	120,000	120,000	242,000
DNR Clean Water Fund Loan	-	-	-	-	133,000	291,000
Misc Revenue					-	-
TOTAL REVENUES	\$ 109,994	\$ 261,259	\$ 404,000	\$ 120,000	\$ 623,000	\$ 1,378,000
EXPENDITURES						
Salaries - Full-Time	-	-	-	-	-	-
Salaries - Part-Time	-	-	-	-	-	-
Overtime	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-
Other Benefits	-	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-
Pension	-	-	-	-	-	-
Other Professional Services	-	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-
Advertising	-	-	-	-	-	-
Printing	-	-	-	-	-	-
Training & Travel	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	26,360	383,259	404,000	8,240	734,955	1,726,000
Capital Items	-	-	-	-	-	-
Debt Service	-	-	-	8,000	8,000	8,000
Transfers-Out	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ 26,360	\$ 383,259	\$ 404,000	\$ 16,240	\$ 742,955	\$ 1,734,000
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 83,634	\$ (122,000)	\$ -	\$ 103,761	\$ (119,955)	\$ (356,000)
Fund Balance (beginning)	\$ (83,679)	\$ (45)	\$ (122,045)	\$ (122,045)	\$ (122,045)	\$ (242,000)
Fund Balance (ending)	\$ (45)	\$ (122,045)	\$ (122,045)	\$ (18,285)	\$ (242,000)	\$ (598,000)
Reserved (by Fund) for:						
Water-Lead Services	\$ (45)	\$ (122,045)	\$ (122,045)		\$ (242,000)	\$ (598,000)
Total Fund Balance (Year End)	\$ (45)	\$ (122,045)	\$ (122,045)		\$ (242,000)	\$ (598,000)

This summary includes special purpose funds to address lead water service laterals. Evolving federal legislation has led to varying activity in recent years. Increased expenses in the 2025 estimate and 2026 budget (above) reflect current federal mandates requiring the City to replace lead water service lines. With this program increasing, as well as reduced grant funding from DNR and extended payment plans for special assessments a growing deficit is projected. Up front financing options are being evaluated to address this issue.

**CITY OF WEST ALLIS
SANITARY SEWER UTILITY
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
City Sewer Service Charges	\$4,285,223	\$4,458,895	\$4,300,000	\$3,345,494	\$4,500,000	\$5,000,000
Metro Sewer Service Charges	\$5,192,082	\$5,930,241	\$5,485,000	\$4,753,283	\$6,150,000	\$6,450,000
Penalties	\$87,545	\$91,616	\$90,000	\$101,416	\$95,000	\$95,000
MMSD Grant	\$42,424	\$466,417	\$15,000	\$0	\$15,000	\$15,000
Contributed Capital**	\$2,827,122	\$616,933	\$0	\$0	\$0	\$0
Interest	\$118,682	\$246,223	\$100,000	\$10,685	\$200,000	\$200,000
Other - Miscellaneous Revenues	\$0	\$0	\$0	\$1,971	\$1,971	\$0
Sale of Scrap	\$2,524	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$12,555,602	\$11,810,326	\$9,990,000	\$8,212,849	\$10,961,971	\$11,760,000
EXPENDITURES						
Salaries	\$470,316	\$501,088	\$557,131	\$348,867	\$557,000	\$609,983
Provisionals/Part-Time	\$11	\$555	\$0	\$0	\$0	\$0
Misc Other Pay	\$654	\$1,486	\$63	\$922	\$1,000	\$563
Overtime	\$6,560	\$15,546	\$3,500	\$9,480	\$10,000	\$10,000
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Taxes	\$35,276	\$38,291	\$39,565	\$26,386	\$37,000	\$43,609
Pension	\$61,720	\$5,862	\$35,945	\$24,793	\$34,000	\$41,043
Health Insurance	\$109,540	\$121,870	\$143,275	\$86,366	\$143,000	\$155,118
Health Ins-Retirees	\$7,714	\$6,440	\$8,000	\$16,227	\$21,636	\$8,000
Dental Insurance	\$6,288	\$7,649	\$7,905	\$5,236	\$7,000	\$8,721
Life Insurance	\$9,501	\$37,262	\$10,720	\$11,242	\$10,558	\$11,729
Professional Services	\$91,626	\$71,359	\$115,958	\$6,751	\$122,800	\$86,425
Maintenance Contracts	\$39,606	\$33,312	\$36,450	\$26,110	\$36,450	\$36,450
Debt Service	\$235,823	\$210,403	\$245,000	\$84,473	\$216,000	\$226,000
Utilities including MMSD Charges	\$5,565,760	\$6,187,041	\$5,971,900	\$3,691,355	\$6,421,900	\$6,676,900
Taxes	\$0	\$0	\$0	\$0	\$0	\$0
Rentals	\$52,533	\$53,396	\$54,000	\$31,743	\$54,000	\$55,500
Repair & Maintenance	\$9,769	\$16,087	\$20,000	\$7,422	\$20,500	\$20,500
Supplies	\$55,998	\$46,111	\$60,500	\$28,819	\$60,500	\$88,500
Books & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0
Advertising	\$0	\$0	\$0	\$0	\$0	\$0
Printing	\$0	\$0	\$0	\$0	\$0	\$0
Training & Travel	\$3,225	\$6,662	\$6,500	\$1,003	\$6,500	\$6,500
Regulatory & Safety	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$5,000	\$19,121	\$5,400	\$4,050	\$5,400	\$5,400
Miscellaneous including Depreciation	\$726,239	\$781,106	\$769,400	\$621,243	\$860,000	\$890,000
Non-Capital Project Items	\$42,640	\$599,723	\$200,000	\$1,458,938	\$200,000	\$200,000
Transfers Out	\$50,000	\$50,000	\$50,000	\$37,500	\$50,000	\$50,000
TOTAL EXPENDITURES	\$7,585,799	\$8,810,369	\$8,341,212	\$6,528,927	\$8,875,244	\$9,230,941
NET OPERATING GAIN (LOSS)- Budgetary Basis	\$4,969,803	\$2,999,956	\$1,648,788	\$1,683,922	\$2,086,727	\$2,529,059
Conversion to cash basis						
add back depreciation (non-cash)	636,081	669,178	650,000	522,428	700,000	750,000
less additional cash outflow for capital projects**	-	(2,100,000)	(3,827,000)	(3,827,000)	(3,827,000)	(2,883,000)
cash inflow from bond sales/debt financing**	-	1,565,000	3,827,000	3,827,000	1,985,000	1,823,000
less cash out debt repayment-principal	(1,690,085)	(1,567,127)	(1,574,218)	(1,569,218)	(1,569,218)	(1,591,359)
less dollars spent on or banked for future equipment	-	-	-	-	-	-
non-cash contributed plant assets funded by ARPA	(2,827,122)	(616,933)	-	-	-	-
Net Operating Gain (Loss)- Cash basis	\$1,088,677	\$950,075	\$724,570	\$637,132	(\$624,491)	\$627,700
Fund Balance						
Retained earnings-beginning of year	\$36,534,311	41,504,114	44,490,833	44,490,833	44,490,833	46,577,560
Cummulative effect of change in accounting principle	0	0	0	0	0	0
Retained earnings-end of year	41,504,114	44,490,833	46,139,621	46,174,755	46,577,560	49,106,619
Net Assets (comprising Fund Balance)						
Cash and Investments	4,398,194	6,213,542	5,710,327	6,213,542	5,589,051	6,216,751
Net Receivables	(11,612,788)	(11,545,540)	(9,259,414)	(9,861,618)	(9,804,322)	(7,902,963)
Infrastructure, net of depreciation and related debt	48,340,415	49,476,144	49,340,415	49,476,144	50,476,144	50,476,144
Machinery and Equipment, net of depreciation	378,293	346,687	348,293	346,687	316,687	316,687
Total Net Assets	41,504,114	44,490,833	46,139,621	46,174,755	46,577,560	49,106,619

The 2026 budget figures above reflect a proposed rate increase from the current rate of \$2.15 per CCF to \$2.40 per CCF, an increase of \$0.35 per CCF.

The current rate has been in effect since 2023. A rate increase is necessary to lower annual borrowing requirements for capital expenditures.

**Cash outflow for capital projects and cash inflow for capital projects shows as \$0 for 2023 to reflect that ARPA grant funds were used to fund utility infrastructure projects. This activity was recorded in the ARPA Special Revenue Fund.

(ARPA = American Rescue Plan Act)

**Contributed Capital revenue is a non-cash contribution of plant assets funded by ARPA

**CITY OF WEST ALLIS
STORM WATER PROGRAM
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Storm Water Service Charges	\$3,982,902	\$3,979,923	\$4,800,000	\$3,147,912	\$4,600,000	\$5,400,000
Penalties	\$27,197	\$28,709	\$28,000	\$25,087	\$28,000	\$28,000
Contributed Capital**	\$1,629,706	\$248,661	\$0	\$0	\$0	\$0
Assessment Revenues	\$12,229	\$2,244	\$10,000	\$0	\$10,000	\$10,000
MMSD Grant Funding	\$509,139	\$48,480	\$350,000	\$273,130	\$350,000	\$350,000
Interest Revenue	\$308,243	\$322,875	\$300,000	\$0	\$300,000	\$325,000
Misc.	\$37,686	\$4,102	\$33,000	\$1,624	\$33,000	\$33,000
TOTAL REVENUES	\$6,507,101	\$4,634,994	\$5,521,000	\$3,447,753	\$5,321,000	\$6,146,000
EXPENDITURES						
Salaries	\$621,584	\$503,658	\$677,435	\$418,743	\$590,000	\$734,536
Provisionals/Part-Time	\$534	\$4,329	\$9,828	\$7,560	\$9,828	\$12,800
Misc Other Pay	\$183	\$2,115	\$63	\$1,904	\$2,300	\$63
Overtime	\$5,514	\$21,414	\$5,000	\$16,657	\$18,500	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Taxes	\$46,639	\$39,057	\$52,580	\$32,767	\$47,000	\$57,176
Pension	\$86,449	\$33,288	\$47,086	\$30,261	\$43,000	\$52,891
Health Insurance	\$135,960	\$122,384	\$172,650	\$103,509	\$140,000	\$183,991
Health Ins-Retirees	\$6,927	\$5,783	\$7,200	\$33,039	\$44,000	\$44,000
Dental Insurance	\$8,282	\$7,491	\$10,446	\$6,169	\$9,000	\$11,232
Life Insurance	\$10,088	\$12,337	\$17,335	\$13,854	\$16,817	\$18,681
Professional Services	\$161,859	\$196,764	\$329,600	\$84,920	\$174,125	\$242,325
Maintenance Contracts	\$25,927	\$23,598	\$26,350	\$18,981	\$26,350	\$27,000
Debt Service	\$11,133	\$9,433	\$22,000	\$3,731	\$12,100	\$12,100
Utilities	\$164,139	\$191,276	\$149,727	\$68,907	\$152,105	\$152,105
Taxes	\$0	\$0	\$0	\$0	\$0	\$0
Rentals	\$128,640	\$132,824	\$126,000	\$94,443	\$126,000	\$126,000
Repair & Maintenance	\$112,141	\$120,168	\$82,000	\$81,404	\$82,000	\$82,000
Supplies	\$241,312	\$194,731	\$220,500	\$234,985	\$250,500	\$250,500
Books & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0
Advertising	\$0	\$0	\$0	\$0	\$0	\$0
Printing	\$0	\$0	\$0	\$0	\$0	\$0
Training & Travel	\$0	\$0	\$0	\$0	\$0	\$0
Regulatory & Safety	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$5,000	\$5,000	\$5,400	\$4,050	\$5,400	\$5,400
Miscellaneous including Depreciation	\$804,289	\$902,656	\$841,460	\$695,095	\$961,460	\$1,011,460
Non-Capital Project Items	\$709,195	\$314,921	\$440,000	\$794,666	\$440,000	\$440,000
Transfers Out	\$300,000	\$300,000	\$300,000	\$225,000	\$300,000	\$300,000
TOTAL EXPENDITURES	\$3,585,796	\$3,143,226	\$3,542,660	\$2,970,646	\$3,450,485	\$3,764,262
NET OPERATING GAIN (LOSS)- Budgetary Basis	\$2,921,306	\$1,491,767	\$1,978,340	\$477,107	\$1,870,515	\$2,381,738
Conversion to cash basis						
add back non cash depreciation	\$761,426	\$855,246	\$780,000	\$666,190	\$900,000	\$950,000
less additional cash outflow for capital projects	\$0	(\$2,040,000)	(\$2,570,000)	(\$2,570,000)	(\$2,570,000)	(\$4,621,500)
cash outflow for principal payment	(\$85,000)	(\$85,000)	(\$85,000)	(\$90,000)	(\$90,000)	(\$95,000)
cash inflow from bond sales/debt financing**	-	-	\$0	\$0	\$0	\$0
less dollars spent on or banked for future equipment	\$0	\$0	\$0	\$0	\$0	\$0
non-cash contributed plant assets funded by ARPA	(\$1,629,706)	\$0	\$0	\$0	\$0	\$0
Net Operating Gain (Loss)- Cash Basis	\$1,968,026	\$222,014	\$103,340	(\$1,516,704)	\$110,515	(\$1,384,762)
FUND BALANCE						
RETAINED EARNINGS - BEGINNING OF YEAR	\$46,554,143	\$49,475,449	\$50,967,217	\$50,967,217	\$50,967,217	\$52,837,732
Cummulative effect of change in accounting principle	\$0	\$0	\$0	\$0	\$0	\$0
RETAINED EARNINGS - END OF YEAR	\$49,475,449	\$50,967,217	\$52,945,557	\$51,444,323	\$52,837,732	\$55,219,470
Net Assets (comprising Fund Balance)						
Cash and Investments	\$6,093,380	\$6,504,458	\$6,195,937	\$6,931,448	\$6,614,973	\$5,230,211
Net Receivables	(\$509,974)	(\$417,526)	\$1,389,335	\$298,781	\$1,528,664	\$5,295,164
Deferred charges	\$594,729	\$371,538	\$371,538	\$371,538	\$371,538	\$371,538
Infrastructure, net of depreciation and related debt	\$42,392,582	\$43,686,880	\$44,186,880	\$43,101,880	\$43,601,880	\$43,601,880
Machinery and Equipment net of depreciation	\$904,732	\$821,867	\$801,867	\$740,677	\$720,677	\$720,677
Total Net Assets	\$49,475,449	\$50,967,217	\$52,945,557	\$51,444,323	\$52,837,732	\$55,219,470

The 2026 budget figures above reflect a proposed rate increase from the current rate of \$22.02 per ERU to \$25.23 per ERU, an increase of \$3.21 per quarter or \$12.84 per year for a single family home. The current rate has been in effect since 2025. A rate increase is necessary to fund overall increased expenses and capital projects as indicated above.

**Cash outflow for capital projects and cash inflow for capital projects shows as \$0 for 2023 to reflect that ARPA grant funds were used to fund utility infrastructure projects. This activity was recorded in the ARPA Special Revenue Fund.

(ARPA = American Rescue Plan Act)

**Contributed Capital revenue is a non-cash contribution of plant assets funded by ARPA

**CITY OF WEST ALLIS
SOLID WASTE FUND
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Recycling	\$2,894,019	\$3,156,291	\$3,435,000	\$2,474,611	\$3,435,000	\$3,586,000
Sale of Recyclables	\$128	\$636	\$1,000	\$834	\$1,000	\$1,000
Recycling Grant	\$253,345	\$253,869	\$254,000	\$253,544	\$253,544	\$254,000
Interest Revenue	\$217,172	\$264,371	\$200,000	\$0	\$200,000	\$200,000
Gain / Loss on Sale of Asset	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$51,866	\$41,204	\$70,000	\$32,733	\$97,581	\$96,000
Total Revenues	\$3,416,530	\$3,716,371	\$3,960,000	\$2,761,722	\$3,987,125	\$4,137,000
EXPENDITURES						
Salaries	\$613,984	\$494,946	\$694,940	\$424,464	\$602,000	\$735,779
Provisionals/Part-Time	\$6,662	\$1,736	\$14,784	\$2,932	\$12,000	\$25,728
Misc Other Pay	\$19,359	\$20,025	\$18,918	\$17,189	\$19,918	\$228
Overtime	\$24,868	\$21,651	\$22,000	\$15,672	\$22,000	\$22,000
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Taxes	\$48,891	\$39,679	\$54,311	\$33,707	\$49,000	\$58,273
Pension	70,250	33,712	\$48,314	\$31,457	\$45,000	\$52,993
Health Insurance	\$159,550	\$120,164	\$179,130	\$103,631	\$150,000	\$200,467
Health Ins-Retirees	19,220.00	\$16,404	\$20,000	\$16,146	\$22,000	\$23,000
Dental Insurance	\$8,663	\$7,462	\$11,592	\$6,514	\$10,000	\$12,651
Life Insurance	\$5,248	\$15,334	\$21,559	\$13,620	\$20,947	\$22,988
Professional Services	\$7,711	\$33,760	\$12,700	\$94,758	\$60,800	\$13,900
Maintenance Contracts	\$9,014	\$20,841	\$38,300	\$16,935	\$28,300	\$31,000
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Utilities including Dumping Fees	\$1,279,848	\$1,415,913	\$1,572,000	\$1,020,822	\$1,502,000	\$1,802,000
Taxes	\$0	\$0	\$0	\$0	\$0	\$0
Rentals	\$104,359	\$98,079	\$98,500	\$73,560	\$98,100	\$98,200
Repair & Maintenance	\$125,445	\$80,800	\$120,000	\$61,811	\$120,000	\$120,000
Supplies	\$136,593	\$95,237	\$139,000	\$122,131	\$165,667	\$165,000
Books & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0
Advertising	\$0	\$0	\$0	\$0	\$0	\$0
Printing	\$88	\$0	\$2,000	\$0	\$2,000	\$2,000
Training & Travel	\$698	\$1,110	\$2,500	\$233	\$2,500	\$2,500
Regulatory & Safety	\$0	\$0	\$5,600	\$0	\$3,000	\$3,000
Insurance	\$5,000	\$5,000	\$5,400	\$4,050	\$5,400	\$5,400
Miscellaneous including Depreciation	\$89,141	\$92,556	\$99,100	\$67,526	\$99,100	\$99,100
Non-Capital Project Items	\$0	\$0	\$0	\$273,642	\$0	\$0
Transfers Out	\$100,000	\$100,000	\$100,000	\$75,000	\$100,000	\$100,000
Total Expenditures	\$2,834,593	\$2,714,410	\$3,280,648	\$2,475,799	\$3,139,732	\$3,596,207
Net Operating Gain(Loss)-Budgetary basis	\$581,937	\$1,001,961	\$679,352	\$285,923	\$847,393	\$540,793
Conversion to cash basis						
add back non-cash depreciation	\$60,549	\$62,419	\$65,000	\$46,032	\$65,000	\$65,000
Less dollars spent on Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0
less dollars spent on or banked for future equipment	(\$350,000)	(\$453,000)	(\$430,000)	(\$430,000)	(\$430,000)	(\$530,000)
Net Operating Gain(Loss)- Cash basis	\$292,486	\$611,379	\$314,352	(\$98,045)	\$482,393	\$75,793
Fund Balance						
Retained Earnings-beg of year	\$5,531,164	\$6,113,101	\$7,115,062	\$7,115,062	\$7,115,062	\$7,962,455
Change in Accounting Principle	\$0	\$0	\$0	\$0	\$0	\$0
Ending Retained Earnings	\$6,113,101	\$7,115,062	\$7,794,414	\$7,400,985	\$7,962,455	\$8,503,248
Net Assets (comprising Fund Balance)						
Cash	\$4,004,749	\$5,604,599	\$4,497,862	\$5,515,299	\$6,086,992	\$6,162,785
Net receivables	\$1,548,429	\$983,050	\$2,789,138	\$1,404,304	\$1,414,081	\$1,879,081
Machinery and Equipment, net of depreciation	\$559,922	\$527,413	\$507,413	\$481,381	\$461,381	\$461,381
Total Net Assets	\$6,113,101	\$7,115,062	\$7,794,414	\$7,400,985	\$7,962,455	\$8,503,248

The 2026 budget figures above reflect a proposed rate increase from the current rate of \$40.00 per quarter to \$42.00 per quarter, an increase of \$2.00 per quarter or \$8.00 per year for a single family home. The current rate has been in effect since 2025. A rate increase is necessary to fund an increase in dumping fees due to a contract renewal.

**CITY OF WEST ALLIS
BELOIT ROAD SENIOR APARTMENTS FUND
2026 BUDGET**

	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Management Fee	10,295	10,613	-	-	-	-
Interest Revenue	145,919	142,425	150,000	104,369	140,000	140,000
Misc Revenue	-	-	-	-	-	-
TOTAL REVENUES	\$ 156,214	\$ 153,038	\$ 150,000	\$ 104,369	\$ 140,000	\$ 140,000
EXPENDITURES						
Salaries - Full-Time	-	-	-	-	-	-
Salaries - Part-Time	-	-	-	-	-	-
Overtime	-	-	-	-	-	-
Other Pay	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-
Dental Insurance	-	-	-	-	-	-
Other Benefits	(46)	-	-	-	-	-
Payroll Taxes	-	-	-	-	-	-
Pension	5,769	295	-	-	-	-
Other Professional Services	-	51	-	-	-	-
Maintenance Contracts	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Rentals	-	-	-	-	-	-
Repair & Maintenance	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Books & Subscriptions	-	-	-	-	-	-
Other Maint & Supplies	-	-	-	-	-	-
Advertising	-	-	-	-	-	-
Printing	-	-	-	-	-	-
Training & Travel	-	-	-	-	-	-
Regulatory & Safety	-	-	-	-	-	-
Claims & Judgments	-	-	-	-	-	-
Insurance	-	-	-	-	-	-
Retiree Benefits	-	-	-	-	-	-
Other Miscellaneous	-	-	-	-	-	-
Capital Items	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Transfers-Out	120,000	120,000	120,000	-	120,000	120,000
TOTAL EXPENDITURES	\$ 125,723	\$ 120,346	\$ 120,000	\$ -	\$ 120,000	\$ 120,000
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 30,491	\$ 32,692	\$ 30,000	\$ 104,369	\$ 20,000	\$ 20,000
Fund Balance (beginning)	\$ 7,346,878	\$ 7,377,370	\$ 7,410,061	\$ 7,410,061	\$ 7,410,061	\$ 7,430,061
Fund Balance (ending)	\$ 7,377,370	\$ 7,410,061	\$ 7,440,061	\$ 7,514,430	\$ 7,430,061	\$ 7,450,061
Reserved (by Fund) for:						
Beloit Road	\$ 7,377,370	\$ 7,410,061	\$ 7,440,061		\$ 7,430,061	\$ 7,450,061
Total Fund Balance (Year End)	\$ 7,377,370	\$ 7,410,061	\$ 7,440,061		\$ 7,430,061	\$ 7,450,061

In December 2011, the Beloit Road Senior Housing Complex was sold to an investor group and is now owned and operated by a separate LLC. The City, through the Community Development Authority, is the Managing Member of the LLC and remains involved with the day-to-day operations of the complex. In Fall 2019, the City contracted with a management company to handle day-to-day maintenance and operation of the facility, but will still remain the Managing Member of the LLC. The 2026 budget reflects this management model with a small provision for administrative expenses, and an annual transfer to the General Fund.



2026

BUDGET & ACTION PLAN
As recommended by Mayor Dan Devine

Internal Service Funds
Revenues and Expenditures

**CITY OF WEST ALLIS
INTERNAL SERVICE FUNDS SUMMARY
2026 BUDGET**

EXPENDITURES	2023 Actual	2024 Actual	2025 Budget	2025 Year-to-Date	2025 Estimated	2026 Budget
REVENUES						
Premiums (charged to City Depts)	\$ 11,433,361	\$ 12,087,389	\$ 12,370,000	\$ 7,643,930	\$ 11,829,000	\$ 12,386,000
Premiums (employee/retiree paid)	3,527,641	3,411,233	3,414,500	2,674,197	3,504,500	3,789,500
Other Revenue	2,576,258	1,671,730	1,680,000	471,724	785,000	1,050,000
Transfers In	-	-	1,000,000	-	-	-
Dividends	58,807	49,544	59,500	49,419	49,419	23,000
TOTAL REVENUES	\$ 17,596,067	\$ 17,219,896	\$ 18,524,000	\$ 10,839,270	\$ 16,167,919	\$ 17,248,500
EXPENDITURES						
Administrative	\$ 749,459	\$ 704,036	\$ 711,000	\$ 517,703	\$ 691,759	\$ 708,000
Claims	14,891,652	15,667,117	17,623,000	9,720,989	12,868,600	14,925,000
Stop Loss Insurance	1,043,669	1,271,646	1,455,000	1,054,652	1,409,100	1,545,000
Other Expenses	647,122	107,612	264,700	148,655	265,900	269,000
Transfers Out	58,807	49,544	59,500	-	49,419	23,000
TOTAL EXPENDITURES	\$ 17,390,709	\$ 17,799,955	\$ 20,113,200	\$ 11,441,999	\$ 15,284,778	\$ 17,470,000
FUND BALANCE						
ANNUAL SURPLUS / (DEFICIT)	\$ 205,358	\$ (580,059)	\$ (1,589,200)	\$ (602,729)	\$ 883,141	\$ (221,500)
Fund Balance (beginning)	\$ 11,497,969	\$ 11,703,327	\$ 11,123,268	\$ 11,123,268	\$ 11,123,268	\$ 12,006,409
Fund Balance (ending)	11,703,327	11,123,268	9,534,068	10,520,539	12,006,409	11,784,909
Reserved (by fund) for:						
Health Insurance	\$ 8,378,540	\$ 7,972,893	\$ 6,363,193	\$ 7,179,229	\$ 9,146,993	\$ 8,929,993
Family Savings Plan (Health)	80,488	125,846	112,846	33,762	84,087	46,087
Dental Insurance	-	28,395	41,895	81,622	56,895	70,395
Workers Comp			(228,165)	(67,792)	(525,865)	(505,865)
CVMIC Liability	3,244,299	3,244,299	3,244,299	3,293,718	3,244,299	3,244,299
Fund Balance (ending)	\$ 11,703,327	\$ 11,123,268	\$ 9,534,068	\$ 10,520,539	\$ 12,006,409	\$ 11,784,909

This summary includes the City's self-insured funds for Health Insurance, Dental Insurance, and Workers Comp Coverage. It also includes the City's participation in CVMIC for Liability Insurance



Vision Statement

West Allis will become the preferred city for visitors, residents, and businesses.

Mission Statement

The City of West Allis exists to provide:

- Cost effective municipal services consistent with the needs and desires of the citizens of the West Allis community (residences and businesses, as well as other community stakeholders)
- For the health, safety, and welfare of the community
- A quality living and working environment
- A positive, progressive, and creative approach to the budget, management, and operations of the City.

Non-Discrimination Statement

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

Americans With Disabilities Act Notice

Upon reasonable notice the City will furnish appropriate auxiliary aids (including assistive listening devices) and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

Limited English Proficiency Statement

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services, or benefits.



Capital Improvement Program Plan

Recommended by the Capital Improvement Committee
August 18, 2025

2026 - 2030

- DRAFT -

2026 Capital Budget Project List

#	Project	Type	Project Notes	Est. Type	Total Cost
Administration					120,000
1	GIS software upgrade*	Upgrade	Esri ArcGIS Software will be due for an upgrade. GIS is a critical tool used to provide services to our citizens. Potential lower cost option (\$26K) if the city is able to perform some of the work in-house.	Other	40,000
3	Server upgrade (City Hall)*	Replacement	The Primary Server infrastructure for the city runs on a 5 year Hardware Lifetime cycle. After 5 years it is end of life and the new hardware is required to maintain support.	Written	80,000
Development					15,000
5	City signage (Hwy 100)	New	Fund entrance signs to the city on Hwy 100 as part of the Hwy100 Corridor Plan. Signs to be included in future marketing efforts.	Other	15,000
Fire					400,000
6	Fire Dept merger consulting*	New	The contemplated merger of the West Allis and Wauwatosa fire departments is a complex undertaking. Securing help from consultants that have gone through this process before will help increase effectiveness and speed up implementation.	Guesstimate	75,000
7	Laptops (in-vehicle) (x20)*	Replacement	20 units - toughbooks are end of life	Verbal	100,000
8	Maint truck upfit / refurb	Upgrade	Older Pickup truck with low miles would be upfit with a service box and lift gate to for the mechanic to work out of for small jobs or when vehicles are not moveable to DPW. Existing Assets at DPW (2 service trucks are also aged)	Online	25,000
9	Personal protective equipment	Replacement	Replaces Expired PPE per NFPA standard (Jackets, Pants, Boots, Gloves, Hoods, and Helmets)	Written	200,000
Health					10,000
11	Curb ramp (ADA compliant)	New	To become ADA compliant per external assessment	Engineering	10,000
Parks & Rec					1,195,000
12	Containers & benches	New	Parks-multiple (rodent proof containers & benches)	Other	25,000
13	Farmers Market (power/lights)	Replacement	Power and lighting upgrades	Other	260,000
15	Farmers Market (structure)	Upgrade	Structure is in need of repair	Engineering	330,000
16	Liberty Heights (lighting)	Replacement	updating old fixtures no longer available 15 LED fixtures for Liberty Heights walkway	Verbal	30,000
18	Rogers Park (playground)	Replacement	Equipment and site improvements	Other	550,000
Police					1,508,000
19	Dispatch radio system upgrade*	Replacement	Updating public safety radio system in Communications Center	Written	815,000
21	HVAC controls (Police)*	Replacement	Outdated/failing	Other	230,000
22	Parking control vehicles*	Replacement	Replacement of 2 parking control vehicles	Verbal	138,000
23	Police squad vehicles (x4 est)*	Replacement	Police squad vehicle annual replacement program. Due to being in the operating budget, exact number of replacements is unknown. Cost includes an estimate for operating maintenance and repairs.	Other	325,000
Public Works (General)					4,967,000
24	Aerial bucket truck	Replacement	Replacing 1853	Written	430,000
25	Asphalt hotbox trailer	Replacement	Replacing Truck Mounted Unit - 1876	Written	95,000
26	Asphalt patcher truck	Replacement	Replacing Trk. 205 / Hotbox 1875	Written	130,000
29	Chipper truck w/plow (x2)	Replacement	Replacing 709 & 710	Written	460,000
30	Dump truck (F-450)	Replacement	Replacing 212	Written	92,000
31	Floor scrubber	New	For new facility to clean garage/fleet repair area.	Written	40,000
32	Floor sweeper	New	For new facility to clean garage/fleet repair area.	Written	35,000
33	Grapple saw truck	New	Equipment multi-use grab tree or limbs, cut and lower with provided grapple.	Written	530,000
34	Light tower (battery power)	New	Construction Work Light Tower	Written	25,000
35	Line striper	Replacement	Ride on line striper - use with/replace truck mounted	Other	150,000
37	Plows (heavy truck 11') (x2)	Replacement	New Style Truck Plows - Attachment	Written	45,000
38	Sidewalk grinder (w/ vac)	Replacement	Replacing 1799 (Sidewalk Trippers)	Written	20,000
39	Snowblower (wheel loader)	Replacement	Replacing 2155	Other	255,000
40	Street lighting circuits	Replacement	Annual upgrades to street lights	Other	2,100,000
41	V-Blades (wheel loader) (x5)	Replacement	Replacing 2356, 2376, 2437, 2438, 2439	Other	250,000
42	Wheel loader (1 of 2)	Replacement	Replacing 2938	Written	310,000
Public Works (Sanitary)					1,560,000
44	Sanitary sewer PPII program	Replacement	Annual program	Other	500,000
45	Sanitary sewer relays	Replacement	Annual program	Other	1,000,000
46	Sanitary system repairs	Replacement	DNR sanitary survey repairs. 1. 84 & National Tower Drain \$13,778 2. 116 & Rogerst Tower Air Gap \$22,480 3. Reservoir Drain \$22,650	Quote	60,000

* needs IT support

2026 Capital Budget Project List

#	Project	Type	Project Notes	Est. Type	Total Cost
Public Works (Solid Waste)					530,000
47	Garbage truck (w/ plow)	Replacement	Replacing 818	Written	530,000
Public Works (Storm)					725,000
48	HVAC controls (Grant St pump)	Replacement	Gas monitoring/HVAC controller for Grant St pump station	Other	35,000
49	Orchard Hills channel improv	Replacement	Improvements to channel in Orchard Hills	Other	200,000
50	Storm Sewer emergency rebuilds	Replacement	Catch Basin Emergency Rebuilds	Written	55,000
51	Storm Sewer relays	Replacement	Annual program	Other	50,000
52	Street sweeper (mechanical)	Replacement	Replacing 2834	Written	385,000
Public Works (Water)					3,218,000
53	Catch basin repair / replace	Replacement	Annual program	Other	300,000
56	Hydrants	Replacement	Annual hydrant replacement program	Other	75,000
57	Lead lateral replacements	Replacement	Annual program (private side)	Other	1,768,000
58	Meter reading equip upgrade*	Replacement	Upgrade Badger Meter Reading Equipment Hardware	Verbal	20,000
59	Meter testing station	New	Install New Meter Testing Station at New Facility	Quote	100,000
60	Pump station generator (84th)	Replacement	Replace generator at 84th St pump station (engineering only)	Other	200,000
61	SCADA upgrade*	Replacement	Move SCADA to New Facility and Upgrade Hardware & Software, Reprogram PLCs	Other	75,000
62	Valve turner	New	Purchase and Install Wachs Truck Mounted Valve Turner & Power Station - Maintainer truck #1	Quote	30,000
63	Water meters	Replacement	Annual program - various sizes and locations	Other	200,000
64	Watermain relays	Replacement	Annual program	Other	450,000
Streets (DOT)					7,965,000
65	DOT 84th St (to Greenfield)	Replacement	Reconstruction of road, sewers, watermain (eng to 2028, const 2029)	Other	12,000
66	DOT Greenfield (70th to 76th)	Replacement	Reconstruction of road, sewers, watermain (eng only)	Other	15,000
67	DOT Greenfield (76th to 84th)	Replacement	Reconstruction of road, sewers, watermain (eng/possible const)	Other	10,000
68	DOT Grnflld/Ntnl (56th to 70th)	Replacement	Reconstruction of road, sewers, watermain (eng only)	Other	21,000
69	DOT National (Lincln to 108th)	Replacement	Reconstruction of road, sewers, watermain (eng only)	Other	135,000
70	DOT National (Lincln to 108th)	Replacement	Reconstruction of road, sewers, watermain (construction)	Other	7,772,000
Streets (Local)					8,188,500
71	72nd St (Washington to end)	Replacement	Reconstruction of road, sewers, watermain	Other	1,036,000
72	75th St (Arthur to Beloit)	Replacement	Reconstruction of road, sewers, watermain	Other	120,625
73	78th St (Arthur to Beloit)	Replacement	Reconstruction of road, sewers, watermain	Other	1,466,000
74	88th St (Cleveland to Montana)	Replacement	Reconstruction of road, sewers, watermain	Other	333,000
75	88th St (Mitchell to Maple)	Replacement	Reconstruction of road, sewers, watermain	Other	489,000
76	90th St (Schlinger to Grnflld)	Replacement	Reconstruction of road, sewers, watermain	Other	855,875
77	94th St (dead end to Orchard)	Replacement	Reconstruction of road, sewers, watermain	Other	615,500
78	Mitchell St (56th to 60th)	Replacement	Reconstruction of road, sewers, watermain	Other	3,191,500
79	Washington St (89th to 90th)	Replacement	Reconstruction of road, sewers, watermain	Other	81,000
Streets (Other)					1,328,000
80	Bridge repairs	Replacement	Required repairs to City owned bridges Over \$250K in repairs needed, this covers the worst	Engineering	125,000
81	Curb spot improv (Natnl Ave)	Replacement	Concrete Curb Spot Improvements for Pedestrian Safety National Ave (70th to RR Tracks)	Other	103,000
82	Pavement marking	Replacement	Annual program for epoxy paint stiping main roads	Other	200,000
83	Pavement patching program	Replacement	Annual pavement patching, repair, and cracksealing program	Other	200,000
84	Sidewalk program (10-yr cycle)	Replacement	Annual reconstruction of sidewalks	Other	400,000
85	Traffic calming program	New	Annual traffic calming program	Other	300,000
Grand Total					31,729,500

2026 Capital Budget Funding Summary

#	Project	Primary Cash	Debt	Grants	Primary Total	Alternate Grants	Alternate Total
Administration		120,000	-	-	120,000	-	-
1	GIS software upgrade*	40,000	-	-	40,000	-	-
3	Server upgrade (City Hall)*	80,000	-	-	80,000	-	-
Development		15,000	-	-	15,000	-	-
5	City signage (Hwy 100)	15,000	-	-	15,000	-	-
Fire		400,000	-	-	400,000	-	-
6	Fire Dept merger consulting*	75,000	-	-	75,000	-	-
7	Laptops (in-vehicle) (x20)*	100,000	-	-	100,000	-	-
8	Maint truck upfit / refurb	25,000	-	-	25,000	-	-
9	Personal protective equipment	200,000	-	-	200,000	-	-
Health		-	-	10,000	10,000	-	-
11	Curb ramp (ADA compliant)	-	-	10,000	10,000	-	-
Parks & Rec		770,000	-	425,000	1,195,000	-	-
12	Containers & benches	25,000	-	-	25,000	-	-
13	Farmers Market (power/lights)	260,000	-	-	260,000	-	-
15	Farmers Market (structure)	330,000	-	-	330,000	-	-
16	Liberty Heights (lighting)	30,000	-	-	30,000	-	-
18	Rogers Park (playground)	125,000	-	425,000	550,000	-	-
Police		1,508,000	-	-	1,508,000	815,000	815,000
19	Dispatch radio system upgrade*	815,000	-	-	815,000	815,000	815,000
21	HVAC controls (Police)*	230,000	-	-	230,000	-	-
22	Parking control vehicles*	138,000	-	-	138,000	-	-
23	Police squad vehicles (x4 est)*	325,000	-	-	325,000	-	-
Public Works (General)		2,867,000	2,100,000	-	4,967,000	-	-
24	Aerial bucket truck	430,000	-	-	430,000	-	-
25	Asphalt hotbox trailer	95,000	-	-	95,000	-	-
26	Asphalt patcher truck	130,000	-	-	130,000	-	-
29	Chipper truck w/plow (x2)	460,000	-	-	460,000	-	-
30	Dump truck (F-450)	92,000	-	-	92,000	-	-
31	Floor scrubber	40,000	-	-	40,000	-	-
32	Floor sweeper	35,000	-	-	35,000	-	-
33	Grapple saw truck	530,000	-	-	530,000	-	-
34	Light tower (battery power)	25,000	-	-	25,000	-	-
35	Line striper	150,000	-	-	150,000	-	-
37	Plows (heavy truck 11') (x2)	45,000	-	-	45,000	-	-
38	Sidewalk grinder (w/ vac)	20,000	-	-	20,000	-	-
39	Snowblower (wheel loader)	255,000	-	-	255,000	-	-
40	Street lighting circuits	-	2,100,000	-	2,100,000	-	-
41	V-Blades (wheel loader) (x5)	250,000	-	-	250,000	-	-
42	Wheel loader (1 of 2)	310,000	-	-	310,000	-	-
Public Works (Sanitary)		1,060,000	-	500,000	1,560,000	-	-
44	Sanitary sewer PPII program	-	-	500,000	500,000	-	-
45	Sanitary sewer relays	1,000,000	-	-	1,000,000	-	-
46	Sanitary system repairs	60,000	-	-	60,000	-	-

* needs IT support

2026 Capital Budget Funding Summary

#	Project	Primary Cash	Debt	Grants	Primary Total	Alternate Grants	Alternate Total
Public Works (Solid Waste)		530,000	-	-	530,000	-	-
47	Garbage truck (w/ plow)	530,000	-	-	530,000	-	-
Public Works (Storm)		690,000	-	35,000	725,000	-	-
48	HVAC controls (Grant St pump)	35,000	-	-	35,000	-	-
49	Orchard Hills channel improv	165,000	-	35,000	200,000	-	-
50	Storm Sewer emergency rebuilds	55,000	-	-	55,000	-	-
51	Storm Sewer relays	50,000	-	-	50,000	-	-
52	Street sweeper (mechanical)	385,000	-	-	385,000	-	-
Public Works (Water)		1,598,000	744,000	876,000	3,218,000	-	-
53	Catch basin repair / replace	300,000	-	-	300,000	-	-
56	Hydrants	75,000	-	-	75,000	-	-
57	Lead lateral replacements	598,000	294,000	876,000	1,768,000	-	-
58	Meter reading equip upgrade*	20,000	-	-	20,000	-	-
59	Meter testing station	100,000	-	-	100,000	-	-
60	Pump station generator (84th)	200,000	-	-	200,000	-	-
61	SCADA upgrade*	75,000	-	-	75,000	-	-
62	Valve turner	30,000	-	-	30,000	-	-
63	Water meters	200,000	-	-	200,000	-	-
64	Watermain relays	-	450,000	-	450,000	-	-
Streets (DOT)		4,197,000	3,316,000	452,000	7,965,000	-	-
65	DOT 84th St (to Greenfield)	12,000	-	-	12,000	-	-
66	DOT Greenfield (70th to 76th)	15,000	-	-	15,000	-	-
67	DOT Greenfield (76th to 84th)	10,000	-	-	10,000	-	-
68	DOT Grnflld/Ntnl (56th to 70th)	21,000	-	-	21,000	-	-
69	DOT National (Lincln to 108th)	135,000	-	-	135,000	-	-
70	DOT National (Lincln to 108th)	4,004,000	3,316,000	452,000	7,772,000	-	-
Streets (Local)		2,304,500	5,884,000	-	8,188,500	-	-
71	72nd St (Washington to end)	80,000	956,000	-	1,036,000	-	-
72	75th St (Arthur to Beloit)	7,500	113,125	-	120,625	-	-
73	78th St (Arthur to Beloit)	270,000	1,196,000	-	1,466,000	-	-
74	88th St (Cleveland to Montana)	80,000	253,000	-	333,000	-	-
75	88th St (Mitchell to Maple)	41,000	448,000	-	489,000	-	-
76	90th St (Schlinger to Grnflld)	30,000	825,875	-	855,875	-	-
77	94th St (dead end to Orchard)	15,000	600,500	-	615,500	-	-
78	Mitchell St (56th to 60th)	1,700,000	1,491,500	-	3,191,500	-	-
79	Washington St (89th to 90th)	81,000	-	-	81,000	-	-
Streets (Other)		1,225,000	-	103,000	1,328,000	-	-
80	Bridge repairs	125,000	-	-	125,000	-	-
81	Curb spot improv (Natnl Ave)	-	-	103,000	103,000	-	-
82	Pavement marking	200,000	-	-	200,000	-	-
83	Pavement patching program	200,000	-	-	200,000	-	-
84	Sidewalk program (10-yr cycle)	400,000	-	-	400,000	-	-
85	Traffic calming program	300,000	-	-	300,000	-	-
Grand Total		17,284,500	12,044,000	2,401,000	31,729,500	815,000	815,000

* needs IT support

2026 Capital Budget
Funding Detail

		Primary																	Primary Total	Alternate	Alternate Total
#	Project	Cap Fund Cash	Cap Fund Reserv	Streets Cash	Parks Cash	Oper Budget	Tourism Cash	Water Cash	Sanitary Cash	Storm Cash	Solid W. Cash	Tax Levy Debt	Water Debt	Sanitary Debt	SDWFL Debt	CDBG Grant	MMSD Grant	Other Grants		Other Grants	
Administration		120,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120,000	-	-
1	GIS software upgrade*	40,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,000	-	-
3	Server upgrade (City Hall)*	80,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	80,000	-	-
Development		-	-	-	-	-	15,000	-	-	-	-	-	-	-	-	-	-	-	15,000	-	-
5	City signage (Hwy 100)	-	-	-	-	-	15,000	-	-	-	-	-	-	-	-	-	-	-	15,000	-	-
Fire		400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	400,000	-	-
6	Fire Dept merger consulting*	75,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	-	-
7	Laptops (in-vehicle) (x20)*	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100,000	-	-
8	Maint truck upfit / refurb	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,000	-	-
9	Personal protective equipment	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200,000	-	-
Health		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-	-
11	Curb ramp (ADA compliant)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-	-
Parks & Rec		90,000	-	-	90,000	-	590,000	-	-	-	-	-	-	-	-	325,000	100,000	-	1,195,000	-	-
12	Containers & benches	-	-	-	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	25,000	-	-
13	Farmers Market (power/lights)	-	-	-	-	-	260,000	-	-	-	-	-	-	-	-	-	-	-	260,000	-	-
15	Farmers Market (structure)	-	-	-	-	-	330,000	-	-	-	-	-	-	-	-	-	-	-	330,000	-	-
16	Liberty Heights (lighting)	-	-	-	30,000	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000	-	-
18	Rogers Park (playground)	90,000	-	-	35,000	-	-	-	-	-	-	-	-	-	-	325,000	100,000	-	550,000	-	-
Police		368,000	815,000	-	-	325,000	-	-	-	-	-	-	-	-	-	-	-	-	1,508,000	815,000	815,000
19	Dispatch radio system upgrade*	-	815,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	815,000	815,000	815,000
21	HVAC controls (Police)*	230,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	230,000	-	-
22	Parking control vehicles*	138,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	138,000	-	-
23	Police squad vehicles (x4 est)*	-	-	-	-	325,000	-	-	-	-	-	-	-	-	-	-	-	-	325,000	-	-
Public Works (General)		1,877,000	990,000	-	-	-	-	-	-	-	-	2,100,000	-	-	-	-	-	-	4,967,000	-	-
24	Aerial bucket truck	430,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	430,000	-	-
25	Asphalt hotbox trailer	95,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	95,000	-	-
26	Asphalt patcher truck	130,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	130,000	-	-
29	Chipper truck w/plow (x2)	-	460,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	460,000	-	-
30	Dump truck (F-450)	92,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	92,000	-	-
31	Floor scrubber	40,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,000	-	-
32	Floor sweeper	35,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35,000	-	-
33	Grapple saw truck	-	530,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	530,000	-	-
34	Light tower (battery power)	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,000	-	-
35	Line striper	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150,000	-	-
37	Plows (heavy truck 11') (x2)	45,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	45,000	-	-
38	Sidewalk grinder (w/ vac)	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	-	-
39	Snowblower (wheel loader)	255,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	255,000	-	-
40	Street lighting circuits	-	-	-	-	-	-	-	-	-	-	2,100,000	-	-	-	-	-	-	2,100,000	-	-
41	V-Blades (wheel loader) (x5)	250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	250,000	-	-
42	Wheel loader (1 of 2)	310,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	310,000	-	-
Public Works (Sanitary)		-	-	-	-	-	-	-	1,060,000	-	-	-	-	-	-	-	500,000	-	1,560,000	-	-
44	Sanitary sewer PPII program	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500,000	-	500,000	-	-
45	Sanitary sewer relays	-	-	-	-	-	-	-	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	-	-
46	Sanitary system repairs	-	-	-	-	-	-	-	60,000	-	-	-	-	-	-	-	-	-	60,000	-	-
Public Works (Solid Waste)		-	-	-	-	-	-	-	-	-	530,000	-	-	-	-	-	-	-	530,000	-	-
47	Garbage truck (w/ plow)	-	-	-	-	-	-	-	-	-	530,000	-	-	-	-	-	-	-	530,000	-	-

* needs IT support

2026 Capital Budget
Funding Detail

		Primary																	Primary Total	Alternate	Alternate
#	Project	Cap Fund Cash	Cap Fund Reserv	Streets Cash	Parks Cash	Oper Budget	Tourism Cash	Water Cash	Sanitary Cash	Storm Cash	Solid W. Cash	Tax Levy Debt	Water Debt	Sanitary Debt	SDWFL Debt	CDBG Grant	MMSD Grant	Other Grants		Other Grants	Total
Public Works (Storm)		-	-	-	-	-	-	-	-	690,000	-	-	-	-	-	-	35,000	-	725,000	-	-
48	HVAC controls (Grant St pump)	-	-	-	-	-	-	-	-	35,000	-	-	-	-	-	-	-	-	35,000	-	-
49	Orchard Hills channel improv	-	-	-	-	-	-	-	-	165,000	-	-	-	-	-	-	35,000	-	200,000	-	-
50	Storm Sewer emergency rebuilds	-	-	-	-	-	-	-	-	55,000	-	-	-	-	-	-	-	-	55,000	-	-
51	Storm Sewer relays	-	-	-	-	-	-	-	-	50,000	-	-	-	-	-	-	-	-	50,000	-	-
52	Street sweeper (mechanical)	-	-	-	-	-	-	-	-	385,000	-	-	-	-	-	-	-	-	385,000	-	-
Public Works (Water)		-	-	598,000	-	-	-	700,000	-	300,000	-	-	450,000	-	294,000	-	-	876,000	3,218,000	-	-
53	Catch basin repair / replace	-	-	-	-	-	-	-	-	300,000	-	-	-	-	-	-	-	-	300,000	-	-
56	Hydrants	-	-	-	-	-	-	75,000	-	-	-	-	-	-	-	-	-	-	75,000	-	-
57	Lead lateral replacements	-	-	598,000	-	-	-	-	-	-	-	-	-	-	294,000	-	-	876,000	1,768,000	-	-
58	Meter reading equip upgrade*	-	-	-	-	-	-	20,000	-	-	-	-	-	-	-	-	-	-	20,000	-	-
59	Meter testing station	-	-	-	-	-	-	100,000	-	-	-	-	-	-	-	-	-	-	100,000	-	-
60	Pump station generator (84th)	-	-	-	-	-	-	200,000	-	-	-	-	-	-	-	-	-	-	200,000	-	-
61	SCADA upgrade*	-	-	-	-	-	-	75,000	-	-	-	-	-	-	-	-	-	-	75,000	-	-
62	Valve turner	-	-	-	-	-	-	30,000	-	-	-	-	-	-	-	-	-	-	30,000	-	-
63	Water meters	-	-	-	-	-	-	200,000	-	-	-	-	-	-	-	-	-	-	200,000	-	-
64	Watermain relays	-	-	-	-	-	-	-	-	-	-	-	450,000	-	-	-	-	-	450,000	-	-
Streets (DOT)		-	-	2,793,000	-	-	-	-	-	1,404,000	-	552,000	2,399,000	365,000	-	-	452,000	-	7,965,000	-	-
65	DOT 84th St (to Greenfield)	-	-	12,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000	-	-
66	DOT Greenfield (70th to 76th)	-	-	15,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	-	-
67	DOT Greenfield (76th to 84th)	-	-	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	-	-
68	DOT Grnfld/Ntnl (56th to 70th)	-	-	21,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,000	-	-
69	DOT National (Lincln to 108th)	-	-	135,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	135,000	-	-
70	DOT National (Lincln to 108th)	-	-	2,600,000	-	-	-	-	-	1,404,000	-	552,000	2,399,000	365,000	-	-	452,000	-	7,772,000	-	-
Streets (Local)		-	-	76,000	-	-	-	1,000	-	2,227,500	-	3,008,000	1,418,000	1,458,000	-	-	-	-	8,188,500	-	-
71	72nd St (Washington to end)	-	-	-	-	-	-	-	-	80,000	-	536,000	300,000	120,000	-	-	-	-	1,036,000	-	-
72	75th St (Arthur to Beloit)	-	-	-	-	-	-	-	-	7,500	-	103,125	2,000	8,000	-	-	-	-	120,625	-	-
73	78th St (Arthur to Beloit)	-	-	-	-	-	-	-	-	270,000	-	476,000	350,000	370,000	-	-	-	-	1,466,000	-	-
74	88th St (Cleveland to Montana)	-	-	-	-	-	-	-	-	80,000	-	152,000	1,000	100,000	-	-	-	-	333,000	-	-
75	88th St (Mitchell to Maple)	-	-	-	-	-	-	-	-	41,000	-	148,000	150,000	150,000	-	-	-	-	489,000	-	-
76	90th St (Schlinger to Grnfld)	-	-	-	-	-	-	-	-	30,000	-	710,875	5,000	110,000	-	-	-	-	855,875	-	-
77	94th St (dead end to Orchard)	-	-	-	-	-	-	-	-	15,000	-	395,500	85,000	120,000	-	-	-	-	615,500	-	-
78	Mitchell St (56th to 60th)	-	-	-	-	-	-	-	-	1,700,000	-	486,500	525,000	480,000	-	-	-	-	3,191,500	-	-
79	Washington St (89th to 90th)	-	-	76,000	-	-	-	1,000	-	4,000	-	-	-	-	-	-	-	-	81,000	-	-
Streets (Other)		-	-	1,225,000	-	-	-	-	-	-	-	-	-	-	-	103,000	-	-	1,328,000	-	-
80	Bridge repairs	-	-	125,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	125,000	-	-
81	Curb spot improv (Natnl Ave)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	103,000	-	-	103,000	-	-
82	Pavement marking	-	-	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200,000	-	-
83	Pavement patching program	-	-	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200,000	-	-
84	Sidewalk program (10-yr cycle)	-	-	400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	400,000	-	-
85	Traffic calming program	-	-	300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	300,000	-	-
Grand Total		2,855,000	1,805,000	4,692,000	90,000	325,000	605,000	701,000	1,060,000	4,621,500	530,000	5,660,000	4,267,000	1,823,000	294,000	428,000	1,087,000	886,000	31,729,500	815,000	815,000

2026 Capital Budget Placed on Hold - Not Funded

#	Project	Project Notes	Total Cost
Administration			2,685,000
2	HVAC replacement (City Hall)	Quote from B/F (beyond life expectancy-112 pieces) (On hold, pending facilities study)	2,600,000
4	Skylight repl (Council Chamb)	Leaking skylight-tarped currently (On hold, pending facilities study)	85,000
Public Works (General)			310,000
43	Wheel loader (2 of 2)	Replacing 2944 (On hold due to lack of funding)	310,000
Grand Total			2,995,000

Long-Term Capital Plan (2027 - 2030)

R	#	Project	2027	2028	2029	2030	Grand Total
		Administration	60,000	40,000	40,000		140,000
	2	PD Scale Computing Hardware Refresh*	60,000				60,000
	3	Windows Server Operating System Upgrade*			40,000		40,000
	1	Network Edge Firewall/Security *		40,000			40,000
		Development	100,000				100,000
	4	Bus Shelter 70th & Greenfield Ave.	100,000				100,000
		Fire	2,070,000	7,505,000	75,000		9,650,000
	5	Ambulance Remounts	600,000				600,000
	6	Extrication Tools		55,000			55,000
	7	Fire #2 Masonry			75,000		75,000
	8	Fire Engine	1,400,000				1,400,000
	9	Fire Station 63		7,000,000			7,000,000
	10	Fire Station Fixed Radio Stations	50,000				50,000
	11	Fit Tester	20,000				20,000
	12	SCBA's		450,000			450,000
		Library	300,000				300,000
	13	Library Skylight Replacement	300,000				300,000
		Parks & Rec	2,900,000				2,900,000
	14	Burnham Point Park Sun Shade	20,000				20,000
	15	Foundry District (Spur Rails to Trails) Phase 1	360,000				360,000
	17	Powerline Trail - South connector	520,000				520,000
	16	McKinly Park Improvement	2,000,000				2,000,000
		Police	499,500	120,000		1	619,501
	18	Crossmatch Fingerprint Machines*	25,000				25,000
	19	Door and Intercom Control System*	200,000				200,000
	20	Fiber to Police Department*	59,500				59,500
	21	Mobile Radio Replacements*	215,000				215,000
	22	Patrol Rifle Fleet Replacement		40,000			40,000
	23	SWAT Body Armor		80,000			80,000
	24	Uninterruptible Power Supply (UPS)*				1	1
		Public Works (General)	4,319,000	6,330,000	2,836,000	2,300,000	15,785,000
	25	Aerial Bucket Truck	470,000	515,000			985,000
	26	Backhoe Loader	135,000				135,000
	27	Cargo Van		75,000			75,000
	28	F450 Dump Truck	106,000	116,000	128,000		350,000
	29	Heavy Truck Plows 11' (2 ea)	45,000	50,000			95,000
	30	McGeogh DPW upgrades*	100,000	2,500,000			2,600,000
	31	Single Patrol Truck w/Spreader	373,000				373,000
	32	Stakebed / Liftgate Truck	100,000				100,000
	33	Street Lighting Circuits	2,225,000	2,250,000	2,250,000	2,300,000	9,025,000
	34	Tandem Patrol Truck w/Spreader & Wingblade	440,000	483,000	458,000		1,381,000
	35	Wheel Loader	325,000	341,000			666,000
		Public Works (Sanitary)	1,625,000	1,500,000	1,500,000	1,500,000	6,125,000
	36	PPII Program	500,000	500,000	500,000	500,000	2,000,000
	37	Sanitary Sewer Relays/Trenchless Repairs	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
	38	Sewer Utility Van	125,000				125,000
		Public Works (Solid Waste)	600,000	640,000	704,000		1,944,000
	39	Refuse Packer w/Plow Package	600,000	640,000	704,000		1,944,000

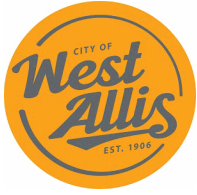
* needs IT support

Long-Term Capital Plan (2027 - 2030)

R	#	Project	2027	2028	2029	2030	Grand Total
		Public Works (Storm)	1,532,300	874,000	1,673,000	3,650,000	7,729,300
	40	Catch Basin Repairs/Replacements	300,000	300,000	300,000	300,000	1,200,000
	41	Hale Creek Improvements (engr only)			750,000	300,000	1,050,000
	42	Mechanical Street Sweeper	425,000				425,000
	43	Orchard Hills Channel Improvments	700,000				700,000
	44	Storm Sewer Emergency Rebuilds	57,300	60,000	63,000		180,300
	45	Storm Sewer Relays/Repairs	50,000	50,000	50,000	50,000	200,000
	46	Storm pond (Allis Chalmers site)				3,000,000	3,000,000
	47	Street Sweeper		464,000	510,000		974,000
		Public Works (Water)	3,190,625	4,830,625	1,830,625	1,830,625	11,682,500
	48	Backup Generator Replacement 84th Pump Station	500,000				500,000
	49	Lead Service Lateral Replacements	1,750,000	1,750,000	1,750,000	1,750,000	7,000,000
	50	Replace 3 Pumps & Motors Reservoir		1,500,000			1,500,000
	51	Reservoir Pumping Station Electrical Upgrades		700,000			700,000
	54	Watermain Relays/Repairs	80,625	80,625	80,625	80,625	322,500
	55	water tower maintenance	800,000	800,000			1,600,000
	53	Wachs Front Mounted Valve Turner	60,000				60,000
		Streets (DOT)	45,750	33,875	1,787,875	5,759,299	7,626,799
	56	DOT 84th (limits - Grnflld) eng to 2028, const 2029	12,000	12,000	6,000	2,782,962	2,812,962
	57	DOT Greenfield (76th to 84th) eng/possible const	10,000	10,000	5,000	2,964,462	2,989,462
	58	DOT Greenfield ave (70th to 76th), eng only	10,000	5,000	5,000	5,000	25,000
	59	DOT Greenfield/National (56th to 70th), eng only	13,750	6,875	6,875	6,875	34,375
	61	DOT Washington St (60th to 70th), const only			1,765,000		1,765,000
		Streets (Local)	12,801,540	11,171,542	9,190,385	6,488,498	39,651,965
	62	100th St (Orchard to Maple)	1,220,000				1,220,000
	63	101st St (Greenfield to Madison)		336,595			336,595
	64	109th (Greenfield to Washington)				2,160,070	2,160,070
	65	117th St (Washington to Greenfield)			1,871,830		1,871,830
	66	55th St (Burnham to 180' N/O Mobile)		2,169,552			2,169,552
	67	62nd St (Burnham to dead end)		1,085,816			1,085,816
	68	62nd St (Greenfield to Orchard St)			474,438		474,438
	69	63rd St (Washington to Greenfield)			1,737,274		1,737,274
	70	74th St (Dakota to Oklahoma)	1,300,500				1,300,500
	71	74th St (Lincoln to Hicks)	2,879,800				2,879,800
	72	88th (Montana to Orleans)				1,052,924	1,052,924
	73	93rd St (Schlinger to LaFollette Park)	756,400				756,400
	74	94th Pl (Mithcell to Orchard)				1,863,338	1,863,338
	75	94th St (National to Lincoln)	274,000				274,000
	76	Adler Ln (Curtis to dead end)	1,318,600				1,318,600
	77	Arthur Ave (60th to 68th)			2,186,643		2,186,643
	78	Burnham St. (59th to 62nd)	3,670,000				3,670,000
	79	Dakota (90th to 91st)				567,904	567,904
	80	Electric Ave (55th to Mobile)		1,135,490			1,135,490
	81	Fairview (121st to Underwood), half in Wauwatosa	1,382,240				1,382,240
	82	Lapham (96th to 97th)				439,055	439,055
	83	Madison Pl (100th to 101st)		404,306			404,306
	84	Mitchell St (60th to 66th)		2,712,179			2,712,179
	85	Montana Ave (88th to 91st)		1,133,786			1,133,786
	86	Root River Pkwy (124th to Cleveland)			2,920,200		2,920,200
	87	Walker (109th to 110th)				405,207	405,207
	88	Washington St (60th to 65th)		2,193,818			2,193,818

Long-Term Capital Plan (2027 - 2030)

R	#	Project	2027	2028	2029	2030	Grand Total
		Streets (Other)	2,209,600	2,627,560	1,500,000	1,500,000	7,837,160
	89	Alley - Fillmore to KK River Pkwy		801,560			801,560
	90	Alley - Lincoln to Hayes btwn 77th and 78th	442,000				442,000
	91	Alley North of Greenfield btwn 75th and 74th	217,600				217,600
	92	Alley south of Arthur btwn 61st and 60th		276,000			276,000
	93	Bridge Repairs	200,000	200,000	200,000	200,000	800,000
	94	Pavement Marking	450,000	450,000	450,000	450,000	1,800,000
	95	Pavement Patching and Repair	200,000	200,000	150,000	150,000	700,000
	96	Sidewalk program (10-yr cycle)	400,000	400,000	400,000	400,000	1,600,000
	97	Traffic Calming Program	300,000	300,000	300,000	300,000	1,200,000
		Grand Total	32,253,315	35,672,602	21,136,885	23,028,423	112,091,225



City of West Allis

Meeting Minutes

Common Council

Mayor Dan Devine, Chair

*Alderpersons: Suzzette Grisham, Kimberlee Grob, Kevin Haass,
Chad Halvorsen, Danna Kuehn, Patty Novak, Marissa Nowling,
Daniel J. Roadt, Ray Turner and Martin J. Weigel*

Tuesday, October 21, 2025

7:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

Mayor Devine called the meeting to order at 7:00 p.m.

B. ROLL CALL

Present 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

C. PLEDGE OF ALLEGIANCE

Led by Ald. Turner.

D. PUBLIC HEARINGS

1. [2025-6651](#) Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.
Steve Schaer, Manager of Planning & Zoning, presented.
2. [O-2025-0393](#) Ordinance to increase lot coverage maximum for residential accessory buildings.
Steve Schaer, Manager of Planning & Zoning, presented.
3. [O-2025-0394](#) Ordinance to add recovery residence as a conditional use in certain zoning districts.
Steve Schaer, Manager of Planning & Zoning, presented.
4. [R-2025-3904](#) Resolution to approve the Year 2026 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the special assessment method as stated therein.
Carson Coffield, Economic Development Specialist, presented.

E. PUBLIC PARTICIPATION

None

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

G. MAYOR'S REPORT

Mayor Devine reminded that Haunted Honey Creek is Thursday, October 23rd and Friday, October 24th at Honey Creek Park. There will be pumpkin carving, s'mores, and other family activities. Mayor Devine thanked The Revv for their sponsorship.

H. ALDERPERSONS' REPORT

Ald. Halvorsen noted that trick or treating is this Saturday and reminded everyone to dress warm, be kind, and be safe.

Ald. Kuehn noted that the Conrad Gardens Halloween Block Party and Chili Cook-off are Saturday, October 25th from noon to 3 p.m. She also welcomed The Revv to district 3.

Ald. Grisham noted that the Southwest Suburban Health Department and Code Enforcement will be holding neighborhood rodent walk-throughs on October 27th at 3 p.m. (meet at W. Mitchell St. and S. 94th Pl.) and October 30th at 1 p.m. (meet at S. 77th St. and W. Hicks St.).

Ald. Weigel noted that in the coming weeks the Wi DOT will begin a 7-year construction project on I-94 and to be prepared for changing traffic patterns.

Ald. Turner noted that there will be a Community Conversation on Wednesday, October 22nd at 6 p.m. at St. Barnabas Parish, where the topic of homelessness support will be discussed.

I. APPROVAL OF MINUTES

5. [2025-9182](#) October 7, 2025 Common Council Minutes.

Ald. Haass moved to approve, Ald. Grisham seconded, motion carried.

J. STANDING COMMITTEE REPORTS**K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)**

16. [2025-8801](#) Claim by Jala Johnson for civil rights violations that occurred on August 20th, 2024.

Ald. Haass motioned to move item #16 to Administration Committee, motion carried unanimously.

Committee Action: Ald. Kuehn motioned to refer item #16 to the City Attorney and authorize the hiring of outside counsel, Ald. Novak seconded, motion carried.

Council Action: Referred to City Attorney

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

Passed The Block Vote

Ald. Haas moved to approve the Consent Agenda, items #6 - #15 and items #17 - #19, Ald. Kuehn seconded, motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

6. [R-2025-4187](#) Resolution granting a Privilege to Charles Artrip for property located at 6830 W. Lincoln Ave./2260 S. 69th St. (Tax Key No. 476-0233-000)
Adopted
7. [R-2025-4188](#) Resolution granting a Privilege to Eppler Enterprises LLC for property located at 6833 W. National Ave./1628 S. 69th St. (Tax Key No. 453-0568-000)
Adopted
8. [R-2025-4215](#) Resolution granting a Privilege to Walter Holtz for property located at 7140-44 W. Greenfield Ave. (Tax Key No. 440-0310-000)
Adopted
9. [R-2025-4204](#) Resolution approving the 2026 calendar of meeting dates of the West Allis Common Council.
Adopted
10. [R-2025-4251](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for public improvements related to 2026 Project No. 1.
Adopted
11. [R-2025-4254](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for public improvements related to 2026 Project No. 9.
Adopted
12. [R-2025-4257](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for public improvements related to 2026 Projects 5, 7 and 8.
Adopted
13. [R-2025-4274](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of private side lead water service laterals related to 2026 Projects No. 6 and 11.
Adopted
14. [2025-8646](#) Claim by Alfredo Ramirez for property damage on October 4, 2025 at 1956 S. 89th St.
Referred to City Attorney

15. [2025-8733](#) Claim by Juanita Ortiz for property damage on September 17, 2025 at 6415 W. Beloit Rd.
Referred to City Attorney
17. [2025-9180](#) Claim by Richard Behrendt for damages that occurred at 2016 S. 79th St. in September 2025.
Referred to City Attorney
18. [2025-8887](#) September 2025 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$81,203.46.
Placed on File
19. [2025-9558](#) Special Event & Temporary Extension of a Class B License request for Rupena's Inc, DBA Rupena's Food, hosting a one-day event on October 25th, 2025 from 11:00 a.m. - 5 p.m., to be held at 7621 W. Beloit Rd. Applicant: Maria Rupena (TEMP-25-23)
Granted

L. COMMON COUNCIL RECESS

Ald. Haass moved that the Council recess until completion of the Standing Committee meetings, Ald. Grisham seconded, motion carried.

The Council recessed at 7:36 p.m. and reconvened at 8:30 p.m.

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE

Committee convened at 7:57 p.m.

20. [R-2025-4195](#) Resolution creating Tax Incremental District No. 21, approving its project plan, and establishing its boundaries.
Committee Action: Ald. Kuehn moved to adopt Ald. Novak seconded, motion carried.

Council Action: Adopted with one no from Ald. Roadt

Passed The Block Vote

Ald. Weigel moved to approve items #21 - #22, motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

21. [R-2025-4201](#) Resolution approving an amendment to the project plan of Tax Incremental District No. 7.
Committee Action: Ald. Kuehn moved to adopt, Ald. Nowling seconded, motion carried.

Council Action: Adopted

22. [2025-9181](#) 2026 City of West Allis Mayor's Recommended Budget.

Discussion Purposes Only

Mayor Devine; Erin Hirn, City Administrator; and Jason Kaczmarek, Finance Director/Comptroller, presented.

Ald. Kuehn motioned to adjourn at 8:24 p.m., Ald. Nowling seconded, motion carried.

PUBLIC WORKS COMMITTEE

Committee convened at 7:43 p.m.

Passed The Block Vote

Ald. Roadt moved to approve items #23 - #24, motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

23. [R-2025-4245](#) Resolution approving a contract with TAPCO to install two Rectangular Rapid Flashing Beacon systems along W. Greenfield Ave. at the S. 87th St. and S. 96th St. intersections for an amount not to exceed \$24,000.

Committee Action: Ald. Haass moved to adopt, Ald. Turner seconded, motion carried.

Council Action: Adopted

24. [R-2025-4258](#) Resolution to authorize CableCom to furnish and install fiber optic infrastructure to the new Department of Public Works Facility.

Committee Action: Ald. Haass moved to adopt, Ald. Turner seconded, motion carried.

Ald. Haass motioned to adjourn at 7:43 p.m., Ald. Turner seconded, motion carried.

Council Action: Adopted

ECONOMIC DEVELOPMENT COMMITTEE

Committee convened at 7:40 p.m.

Passed The Block Vote

Ald. Kuehn moved to approve items #25 - #35, motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

25. [2025-9183](#) New Public Entertainment Premise License for SSBMKE INC, d/b/a Slingshot Bar, 6325 W. National Ave. Agent: Marla Poytinger. (PEP-25-3)
- Committee Action:** Ald. Grob moved to grant, Ald. Nowling seconded, motion carried.
- Council Action:** Granted
26. [2025-6651](#) Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.
- Committee Action:** Ald. Kuehn moved to hold until the next Council meeting, Ald. Nowling seconded, motion carried.
- Council Action:** Held
27. [O-2025-0393](#) Ordinance to increase lot coverage maximum for residential accessory buildings.
- Committee Action:** Ald. Grob moved to pass Ald. Nowling seconded, motion carried.
- Council Action:** Passed
28. [O-2025-0394](#) Ordinance to add recovery residence as a conditional use in certain zoning districts.
- Committee Action:** Ald. Novak moved to pass, Ald. Nowling seconded, motion carried.
- Council Action:** Passed
29. [R-2025-3904](#) Resolution to approve the Year 2026 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the special assessment method as stated therein.
- Committee Action:** Ald. Nowling moved to adopt, Ald. Grob seconded, motion carried.
- Council Action:** Adopted
30. [R-2025-3907](#) Resolution to approve a Certified Survey Map to split the existing parcel at 2214 S. 60th St. into two parcels. (Tax Key No. 474-0383-000)
- Committee Action:** Ald. Novak moved to adopt, Ald. Nowling seconded, motion carried.
- Council Action:** Adopted
31. [R-2025-4234](#) Resolution approving agreements with Community Development Block Grant subrecipients and City departments for 2025 CDBG-funded programs and projects.
- Committee Action:** Ald. Kuehn moved to adopt, Ald. Weigel seconded, motion carried.
- Council Action:** Adopted

32. [R-2025-4235](#) Resolution approving a parking lot lease agreement by and between the City of West Allis ("Lessor") and Antigua Properties, LLC. ("Lessee"), for the property located at 62** W. National Ave. (Tax key 454-9003-000)
- Committee Action:** Ald. Nowling moved to adopt, Ald. Grob seconded, motion carried.
- Council Action:** Adopted
33. [R-2025-4238](#) Resolution approving a Certified Survey Map for a redivision of the existing parcels located at 16** S. 66 St., 6601 W. National Ave., and 66** W. Mitchell St. submitted by Mandel Group. (Tax Keys 454-0655-000, 454-0653-001, and 454-0656-000)
- Committee Action:** Ald. Nowling moved to adopt, Ald. Grob seconded, motion carried.
- Council Action:** Adopted
34. [R-2025-4240](#) Resolution approving a \$100,000 Economic Development Loan to Family Cycleworks, a bike shop to be located at 6651 W. National Ave, to be funded with Community Development Block Grant funds, by Tax Increment Financing District #7, or with FIRE loan funds.
- Committee Action:** Ald. Nowling moved to adopt, Ald. Grob seconded, motion carried.
- Council Action:** Adopted
35. [R-2025-4242](#) Resolution approving a \$50,000 Economic Development Loan to Grebe's Bakeries, Inc., located at 5132 W. Lincoln Ave., for the purchase of equipment, to be funded through Community Development Block Grant funds.
- Committee Action:** Ald. Weigel moved to adopt, Ald. Nowling seconded, motion carried.
- Ald. Novak moved to adjourn at 7:57 p.m., Ald. Weigel seconded, motion carried.
- Council Action:** Adopted

PUBLIC SAFETY COMMITTEE

Committee convened at 7:40 p.m.

Passed The Block Vote

Ald. Grisham moved to approve items #36 - #37, motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

36. [O-2025-0411](#) Ordinance adopting updated rules regarding the impoundment of vehicles used to commit reckless driving.

Sponsors: Alderperson Haass and Alderperson Roadt

Committee Action: Ald. Halvorsen moved to pass, to become effective once the State bill becomes effective, Ald. Haass seconded, motion carried.

Council Action: Passed

37. [R-2025-4247](#) Resolution supporting the Safe Roads Save Lives Act (SB375/AB371) which would authorize the implementation of a traffic safety camera enforcement pilot program in the City of Milwaukee.

Committee Action: Ald. Halvorsen moved to adopt Ald. Haass seconded, motion carried.

Ald. Halvorsen moved to adjourn at 7:49 p.m., Ald. Haass seconded, motion carried.

Council Action: Adopted

N. ADJOURNMENT

Ald. Haass moved to adjourn at 8:34 p.m., Ald. Nowling seconded, motion carried.

Next scheduled meeting is November 4, 2025 at 7:00 p.m.



All meetings of the Common Council are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.

**CITY OF WEST ALLIS
ORDINANCE O-2025-0435**

**ORDINANCE TO REPEAL CERTAIN PARKING RESTRICTIONS ON THE 8500
BLOCK OF WEST NATIONAL AVENUE**

AMENDING SECTION 10.10

WHEREAS, Wis. Stat. 349.13(1e)(a) allows the City to prohibit, limit the time of or otherwise restrict the stopping, standing or parking of vehicles beyond the prohibitions, limitations or restrictions imposed by Wis. Stat. Ch. 346;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

The parking restriction of "No Parking 7:00 AM to 9:00 AM, Mon. – Fri." on the south side of the 8500 Block of West National Avenue, from 100' east of old Honey Creek Bridge to South 86th Street, is hereby repealed.

SECTION 1: AMENDMENT “10.10 Parking Restrictions On Streets, Alleys, Municipal Parking Lots And Sidewalks” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

10.10 Parking Restrictions On Streets, Alleys, Municipal Parking Lots And Sidewalks

1. All enactments of the Common Council prohibiting parking of vehicles on designated streets, or parts thereof, or prescribing parking time limits or the manner of parking vehicles thereon, are incorporated into this Chapter by reference thereto, and shall be as effective as if fully set forth herein. The City Clerk shall keep a separate record of all such enactments, including any amendments or additions thereto.
2. Wis. Stat. 346.51 to 346.55, and any future amendment thereto, is hereby adopted as though fully set forth herein.
3. The Director of Public Works, by written order, may establish temporary no parking regulations on any street or municipal parking lot within the City, when, in the judgment of the Director, road construction, water main break or other similar condition requires such regulations for the safe movement of vehicular traffic. Any such regulation shall not be effective unless official traffic signs or markers have been placed stating the particular prohibition. The Director shall, as soon as practicable, notify the Chief of Police, or his designee, of any such regulation. Temporary parking regulations, established pursuant to this subsection, shall supersede any other parking restriction which may be in conflict.

SECTION 2: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

SECTION 3: AUTHORIZATION The director of public works is authorized to install or remove official traffic signs, pavement markings, or parking meters indicating any particular prohibition, limitation, or restriction to effectuate this ordinance.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2025-4282**

**RESOLUTION TO ACCEPT THE PROPOSAL OF COMPASS MINERALS FOR
FURNISHING AND DELIVERING 1,200 TONS OF DEICING ROAD SALT FOR A
TOTAL SUM OF \$99,840**

WHEREAS, the road salt is being purchased and stored by the DPW Inventory Division and to be issued as needed for the control of ice and snow buildup on our city streets, sidewalks and parking lots to help reduce vehicle accidents and increase safety for pedestrians; and,

WHEREAS, the pricing of road salt increased from \$79.24/ton for the 2024/2025 season to \$83.20/ton for the 2025/2026 season; and,

WHEREAS, the amount of road salt ordered was reduced from 3,000 tons for the 2024/2025 season to 1,200 tons for the 2025/2026 season; and,

WHEREAS, the Finance Department has reported that it has received a joint purchase proposal through the State of Wisconsin Department of Transportation for furnishing and delivering deicing road salt for the 2025/2026 winter season, for the Department of Public Works of the City of West Allis, and that the proposal was reasonable; and,

WHEREAS, the Common Council deems it to be in the best interest of the City of West Allis that the proposal submitted by Compass Mineral be accepted.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of West Allis that the proposal submitted by Compass Minerals for furnishing 1,200 tons of seasonal/reserve fill for a total net sum of \$99,840 to be budgeted for 2026 with funding provided by the General Fund, Sanitation and Street Division, Account Number 100-4218-531-5323, Operational Supplies/ Salt & Ice Control, be and is hereby accepted.

BE IT FURTHER RESOLVED, that the Finance Department be and is hereby authorized to enter into a contract for the aforementioned material.

SECTION 1: **ADOPTION** “R-2025-4282” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4282(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

ATTACHMENT F 2025/2026 Renewal

PRICE SHEET

Statewide Totals

Line No.	Destination County	Municipality	Municipality Number	Guaranteed Early Fill	Guaranteed Seasonal Fill	Vendor Reserve	TOTAL QUANTITY	UNITS	UNIT PRICE	EXTENDED
	Milwaukee	State of Wisconsin	40395	0	17,600	4,400	22,000	No salt needed 25/26		
	Milwaukee	Milwaukee County	40000	0	3,500	700	4,200			
	Milwaukee	Village of Bayside	40106	20	260	56	336			
	Milwaukee	Village of Brown Deer	40107	0	1,000	200	1,200			
	Milwaukee	Village of Fox Point	40126	0	600	120	720			
	Milwaukee	Village of Greendale	40131	0	1,300	260	1,560			
	Milwaukee	Village of Hales Corners	40136	0	400	80	480			
	Milwaukee	Village of River Hills	40176	0	250	0	250			
	Milwaukee	Village of Shorewood	40181	0	200	40	240			
	Milwaukee	Village of Whitefish Bay	40192	0	700	140	840			
	Milwaukee	City of Cudahy	40211	400	200	120	720			
	Milwaukee	City of Franklin	40226	500	1,100	320	1,920			
	Milwaukee	City of Glendale	40231	0	0	0	0			
	Milwaukee	City of Greenfield	40236	0	1,500	300	1,800			
	Milwaukee	City of Oak Creek	40265	0	2,500	500	3,000			
	Milwaukee	City of Saint Francis	40281	0	520	104	624			
	Milwaukee	City of South Milwaukee	40282	0	1,500	300	1,800			
	Milwaukee	City of Wauwatosa	40291	0	3,000	600	3,600			
	Milwaukee	City of West Allis	40292	0	1,000	200	1,200			
	Milwaukee	Milwaukee County Transit		150	75	45	270			
	Milwaukee	MMSD/Veolia Water Milwaukee LLC	40900	106	319	85	510			
	Milwaukee	Wisconsin State Fair Park	40910	110	25	25	160			
	Milwaukee	West Allis School District		350	0	0	350			
	Milwaukee	Milwaukee Public Schools		400	400	0	800			
	Milwaukee	Dept of Military Affairs-128 Air	40951	10	60	14	84			
00031	Milwaukee	All Destinations in County		2,046	38,009	8,609	48,664	TONS	\$ 83.20	\$ 4,048,844.80

**CITY OF WEST ALLIS
RESOLUTION R-2025-4285**

**RESOLUTION GRANTING A PRIVILEGE TO JFM 68 LLC FOR PROPERTY
LOCATED AT 1641 S. 68TH ST. (TAX KEY NO. 453-0582-000)**

WHEREAS, JFM 68 LLC requests from the City of West Allis a Privilege to place an obstruction beyond a lot line within a highway as allowed by Wis. Stat. 66.0425, consisting of the obstructions listed on the application (PRV-91) located at 1641 S. 68th St., in the City of West Allis, WI ("Privilege"); and

WHEREAS, by receiving this Privilege, the Applicant assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City, and waives the right to contest in any manner the validity of Wis. Stat. 66.0425 or the amount of compensation charged; and

WHEREAS, the Applicant will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

WHEREAS, the City requires the Applicant file a bond of \$0 that runs to the City and to 3rd parties that may be injured; and that secures the performance of the conditions specified in this privilege; and

WHEREAS, compensation of \$50.00 for this Privilege shall be paid into the general fund; and

WHEREAS, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

WHEREAS, the cost to remove an obstruction may be collected from JFM 68 LLC by placing the cost upon the owned property as a special tax; and

WHEREAS, third parties whose rights are interfered with by the granting of this Privilege have a right of action against the holder of this Privilege only;

NOW THEREFORE, be it resolved by the Council of the City of West Allis, in the State of Wisconsin, that the City of West Allis grants to JFM 68 LLC a Privilege to place an obstruction beyond a lot line within a highway as described above and located adjacent to 1641 S. 68th St., in the City of West Allis, WI.

SECTION 1: **ADOPTION** "R-2025-4285" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4285(Added)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2025-4286**

**RESOLUTION GRANTING A PRIVILEGE TO ST AUGUSTINE (NKA ST
BARNABAS) FOR PROPERTY LOCATED AT 6762 W. ROGERS ST./2025 S. 67 PL.
(TAX KEY NO. 475-0042-000)**

WHEREAS, St Augustine (nka St Barnabas) requests from the City of West Allis a Privilege to place an obstruction beyond a lot line within a highway as allowed by Wis. Stat. 66.0425, consisting of the obstruction(s) listed on the application (PRV-96) located at 6762 W. Rogers St./2025 S. 67 Pl., in the City of West Allis, WI ("Privilege"); and

WHEREAS, by receiving this Privilege, the Applicant assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City and waives the right to contest in any manner the validity of Wis. Stat. 66.0425 or the amount of compensation charged; and

WHEREAS, the Applicant will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

WHEREAS, the City requires the Applicant file a bond of \$1,000 that runs to the City and to 3rd parties that may be injured; and that secures the performance of the conditions specified in this privilege; and

WHEREAS, compensation of \$50.00 for this Privilege shall be paid into the general fund; and

WHEREAS, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

WHEREAS, the cost to remove an obstruction may be collected from St Augustine (nka St Barnabas) by placing the cost upon the owned property as a special tax; and

WHEREAS, be it resolved by the Council of the City of West Allis, in the State of Wisconsin, that the City of West Allis grants to St Augustine (nka St Barnabas) a Privilege to place an obstruction beyond a lot line within a highway as described above and located adjacent to 6762 W. Rogers St./2025 S. 67 Pl., in the City of West Allis, WI.

NOW THEREFORE, be it resolved by the Council of the City of West Allis, in the State of Wisconsin, that the City of West Allis grants to St Augustine (nka St Barnabas) a Privilege to place an obstruction beyond a lot line within a highway as described above and located adjacent to 6762 W. Rogers St./2025 S. 67 Pl., in the City of West Allis, WI.

SECTION 1: **ADOPTION** “R-2025-4286” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4286(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2025-4287**

**RESOLUTION GRANTING A PRIVILEGE TO PANDA HUT WEST ALLIS, LLC
FOR PROPERTY LOCATED AT 7136 W. GREENFIELD AVE. (TAX KEY NO. 440-
0311-000)**

WHEREAS, Panda Hut West Allis, LLC requests from the City of West Allis a Privilege to place an obstruction beyond a lot line within a highway as allowed by Wis. Stat. 66.0425, consisting of the obstruction(s) listed on the application (PRV-98) located at 7136 W. Greenfield Ave., in the City of West Allis, WI ("Privilege"); and

WHEREAS, by receiving this Privilege, the Applicant assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City and waives the right to contest in any manner the validity of Wis. Stat. 66.0425 or the amount of compensation charged; and

WHEREAS, the Applicant will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

WHEREAS, the City requires the Applicant file a bond of \$0 that runs to the City and to 3rd parties that may be injured; and that secures the performance of the conditions specified in this privilege; and

WHEREAS, compensation of \$50.00 for this Privilege shall be paid into the general fund; and

WHEREAS, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

WHEREAS, the cost to remove an obstruction may be collected from Panda Hut West Allis, LLC by placing the cost upon the owned property as a special tax; and

WHEREAS, third parties whose rights are interfered with by the granting of this Privilege have a right of action against the holder of this Privilege only;

NOW THEREFORE, be it resolved by the Council of the City of West Allis, in the State of Wisconsin, that the City of West Allis grants to Panda Hut West Allis, LLC a Privilege to place an obstruction beyond a lot line within a highway as described above and located adjacent to 7136 W. Greenfield Ave., in the City of West Allis, WI.

SECTION 1: **ADOPTION** “R-2025-4287” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4287(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2025-4288**

**RESOLUTION GRANTING A PRIVILEGE TO COOK SPECIALTY CO., INC. FOR
PROPERTY LOCATED AT 7321 W. GREENFIELD AVE. (TAX KEY NO. 453-0117-
000)**

WHEREAS, Cook Specialty Co., Inc. requests from the City of West Allis a Privilege to place an obstruction beyond a lot line within a highway as allowed by Wis. Stat. 66.0425, consisting of the obstruction(s) listed on the application (PRV-99) located at 7321 W. Greenfield Ave., in the City of West Allis, WI ("Privilege"); and

WHEREAS, by receiving this Privilege, the Applicant assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City and waives the right to contest in any manner the validity of Wis. Stat. 66.0425 or the amount of compensation charged; and

WHEREAS, the Applicant will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

WHEREAS, the City requires the Applicant file a bond of \$0 that runs to the City and to 3rd parties that may be injured; and that secures the performance of the conditions specified in this privilege; and

WHEREAS, compensation of \$50.00 for this Privilege shall be paid into the general fund; and

WHEREAS, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

WHEREAS, the cost to remove an obstruction may be collected from Cook Specialty Co., Inc. by placing the cost upon the owned property as a special tax; and

WHEREAS, third parties whose rights are interfered with by the granting of this Privilege have a right of action against the holder of this Privilege only;

NOW THEREFORE, be it resolved by the Council of the City of West Allis, in the State of Wisconsin, that the City of West Allis grants to Cook Specialty Co., Inc. a Privilege to place an obstruction beyond a lot line within a highway as described above and located adjacent to 7321 W. Greenfield Ave., in the City of West Allis, WI.

SECTION 1: **ADOPTION** “R-2025-4288” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4288(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2025-4302**

**RESOLUTION APPROVING A NEIGHBORHOOD SMALL GRANT, COMMUNITY
IMPACT GRANT, TO THE LIBERTY HEIGHTS PARK NEIGHBORHOOD
ASSOCIATION UP TO \$2,000**

WHEREAS, the Mayor and Common Council of the City of West Allis, along with staff and citizens, recognize the importance of developing and maintaining healthy neighborhoods throughout the community; and,

WHEREAS, the Common Council of the City of West Allis under Resolution R-2014-0099, the City of West Allis Neighborhood Small Grant Program, offers support to established neighborhood associations to unite around common goals, foster community pride, and enhance public spaces; and,

WHEREAS, the grant meets the criteria of the West Allis Neighborhood Small Grant Program to provide neighborhood associations assistance to support projects that will engage residents, build community, and enhance the neighborhood and quality of life in the area.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that it hereby has reviewed a Small Grant request under the City of West Allis Neighborhood Small Grant Program, Community Impact Grant, for the Liberty Heights Park Neighborhood Association of up to \$2,000 to cover costs associated with building a sense of community and association capacity building activities.

BE IT FURTHER RESOLVED that the Mayor or his designee is requesting authorization to enter into a grant agreement by and between the City of West Allis and the Liberty Heights Park Neighborhood Association for the project amount requested up to \$2,000 and the parties agree to the following:

1. Grant. The City of West Allis will provide a Community Impact Grant to the Grantee in the amount of \$2,000.
2. Use. The grantee will utilize funds in accordance with project details specified in the grant application (Exhibit A).
3. Records. The grantee shall maintain records of expenditures for a period of seven years.

BE IT FURTHER RESOLVED that up to \$2,000 will be appropriated from the West Allis Neighborhood Small Grant Program, Community Impact Grant, upon approval.

SECTION 1: **ADOPTION** “R-2025-4302” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4302(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

General Information**Existing Neighborhood Name***

Liberty Heights Park Neighborhood Association

Members*

10

Attach Proof of Quorum at Annual Meeting*

LHPNA Annual Meeting Sign In 2024.pdf

Mission/Statement of Purpose*

Mission Statement: Working together to foster a sense of community among neighbors, local businesses, schools, and faith-based groups.

Vision:

- To increase quality of life by encouraging a sense of ownership among neighbors and local businesses
- To host inclusive events that encourage community participation, networking, and socializing
- To increase safety by communicating and collaborating with city leaders
- To encourage patronage of local businesses through events that spotlight them

Grant Request Amount (\$)*

2000

Summary of Proposed Activities

What are the intended outcomes of the project? (community engagement, beautification, sense of identity, etc)*

Sense of identity, storage of NA supplies

What are the proposed activities that will help achieve the intended outcomes? (block party, community garden, neighborhood signs, etc)*

Purchase metal street signs to put up in our neighborhood, purchase shelves for the storage room at LHP

How will you know you were successful? (20% increase in neighborhood association membership, 2 new art installations in the community garden, 5 new street pole signs, etc)*

Two shelving units installed in storage room and 24 street signs installed in neighborhood

**Anticipated financial costs per activity, including vendor or service provider.
(Include as much detail as possible)***

(2) Husky 5-Shelf Metal Heavy Duty Adjustable Garage Storage Unit in Black (48 in. W x 78 in. H x 24 in. D) from Home Depot

$\$159 \times 2 = \318

(24) metal street signs from Tapco

$\$70 \times 24 = \1680



Safe travels:

Traffic and Parking Control Co., LLC
5100 West Brown Deer Rd
Brown Deer, WI 53223
United States of America
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE

SALES QUOTE DATE

10/16/2025

SALES QUOTE NUMBER

Q25017025

CUSTOMER NO.

C389

Page: 1

BILL TO

City of West Allis
Robert Barwick
7525 W Greenfield Ave Rm G08
West Allis, WI 53214-4688
United States of America

SHIP TO

City of West Allis
Robert Barwick
7525 W Greenfield Ave Rm G08
West Allis, WI 53214-4688
United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
LIBERTY HEIGHTS PARK NEIGHBORHOOD A	BEST RATE Prepaid & Add	Net 30 DAYS	Laurel Stringfellow-Beamon	11/15/2025

Item/Description	U/M	Quantity	Unit Price	Total Price
154783 Sign, 18"x24"x.080 HIP White Digital Print 1170 Overlay, 1.5" Radius, Two 3/8" Holes 2.5" in	Each	24	68.95	1,654.80

estimated lead time: 3 weeks after approval of art

Subtotal:	1654.80
Invoice Discount:	0.00
Total Sales Tax:	0.00
Total:	1,654.80

All prices are listed in US Dollar (USD)
For terms and conditions, please visit <https://www.tapconet.com/terms-conditions>



3 People >

Yesterday 7:48 PM

I can't find a clear place in emails where we agreed on proposed impact grant spending for signs. I think it was more of a verbal agreement. Can I ask for a quick vote here so I can send a screenshot to Suzanne?

Who is in favor of applying for a 2025 Impact Grant for 2 shelving units (\$320 total) and 24 signs (\$1680)? (I have requested a quote from Tapco, but would plan to spend the same amount and get however many signs we could)

Tasha Cowap - yea

Kimberlee Grob

KG

Kimberlee Grob- agreed 👍

Yesterday 9:00 PM

Mandi LHPNA

M

Argh!!! I tried to thumb up Tasha's "yea" but it didn't go. Yea

Jeff Port

JP

Yep



Text Message • SMS



**CITY OF WEST ALLIS
RESOLUTION R-2025-4303**

**RESOLUTION AMENDING R-2025-4257 TO CORRECT CONSTRUCTION TYPE
ON S. 88TH ST. FROM W. CLEVELAND AVE. TO W. MONTANA AVE. FROM
RECONSTRUCTION TO NEW CONSTRUCTION**

WHEREAS, Resolution R-2025-4257 was adopted on October 21, 2025; and

WHEREAS, that resolution stated that S. 88th St. from W. Cleveland Ave. to W. Montana Ave. would be reconstructed; and,

WHEREAS, the construction type is actually a new construction as the existing road is macadam without curb and gutter.

NOW THEREFORE, BE IT RESOLVED By the Common Council of the City of West Allis:

1. In the judgment of the Common Council it is necessary and in the best interests of the City and the property affected thereby that S. 88th St. from W. Cleveland Ave. to W. Montana Ave. be a new construction with concrete pavement, curb and gutter; miscellaneous sidewalk and driveway repair; storm sewer, sanitary sewer, and water main relay; building services and utility adjustments.
2. The Common Council declares its intention to exercise its police power under Wisconsin Statutes Chapter 66, Subchapter VII, to levy special assessments upon property for the foregoing municipal purposes. The limits of the proposed assessment district shall be generally the property abutting the streets proposed to be improved.
3. The total amount assessed against each parcel in the assessment district shall be upon a reasonable basis as determined by the Common Council.
4. Assessments may be paid in full or any portion thereof, without interest, not later than 30 days following the billing date, or with applicable interest added on the next tax roll, or in five annual installments, or in ten annual installments, in accordance with Resolution No. 17095.
5. The City Engineer is hereby directed to prepare and file in the City Clerk's office the reports described in Section 66.0703(5) of the Wisconsin Statutes, consisting of:
 - a. Preliminary plans and specifications for said improvements;
 - b. An estimate of the entire cost of the proposed improvements;
 - c. Schedule of proposed assessments.
6. Notice shall be given and a hearing conducted by the Common Council in accordance with the provisions of Section 66.0703(7) of the Wisconsin Statutes.

P2623 S/R/H/N

SECTION 1: **ADOPTION** “R-2025-4303” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4303(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2025-4402**

**RESOLUTION TO CONTINUE THE CONTRACT WITH CITIES & VILLAGES
MUTUAL INSURANCE COMPANY (CVMIC) FOR FURNISHING WORKER’S
COMPENSATION THIRD PARTY ADMINISTRATIVE SERVICES**

WHEREAS, the City of West Allis has contracted with the Cities & Villages Mutual Insurance Company (CVMIC) for furnishing worker’s compensation third party administrative services since 2001; and

WHEREAS, the City has received a request from CVMIC to continue the contract for administrative services related to worker’s compensation claims for the next three years; and

WHEREAS, it has been determined that this contract is appropriate for competitive selection due to the long term mutually beneficial partnership with CVMIC in providing insurance claims adjusting services; and

WHEREAS, the Common Council deems it to be in the best interests of the City of West Allis that the proposal of CVMIC be accepted.

NOW THEREFORE, be it resolved by the Mayor and Common Council of the City of West Allis that the amendment submitted by Cities & Villages Mutual Insurance Company for furnishing third party administrative services for processing worker’s compensation medical claims for 2026-2028 is approved.

BE IT FURTHER RESOLVED that the cost for such service will be changed to a flat fee consisting of \$19,900 (2026), \$21,800 (2027), and \$23,900 (2028).

BE IT FURTHER RESOLVED that the proper City Officials are hereby authorized and directed to sign any documents to execute this contract with payment from Account No. 605-5212-517.30-04.

SECTION 1: **ADOPTION** “R-2025-4402” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

BEFORE ADOPTION

R-2025-4402 (Non-existent)

AFTER ADOPTION

R-2025-4402(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



9898 W. Bluemound Road
Wauwatosa, WI 53226-4319

office: 262-784-5666 web: cvmic.com
fax: 262-784-5599

October 20, 2025

City of West Allis
Attn: Erin Hirn
7525 W Greenfield Avenue
West Allis, WI 53214

RE: Third Party Administrative Services Agreement Amendment

Dear Erin:

We (CVMIC) have completed a review of the Workers' Compensation Self Insured Program and are amending item II of the agreement to document and update the fees for the TPA service provided by Cities and Villages Mutual Insurance Company (CVMIC). This letter will serve as an amendment to the Third-Party Administrative Service Agreement between CVMIC and City of West Allis effective January 1, 2006 and amends the October 8, 2024 letter stating financial changes to the original agreement.

Item II, titled "Financial Terms" shall be amended as follows:

II. FINANCIAL TERMS

CVMIC will charge an annual flat fee to the City of West Allis per the schedule below:

Year	Annual Flat Fee
Current Fees (2025)	\$18,200
2026 (1/1/2026 – 12/31/2026)	\$19,900
2027 (1/1/2027 – 12/31/2027)	\$21,800
2028 (1/1/2028 – 12/31/2028)	\$23,900

The annual flat fee is based on estimated claim volume for indemnity claims and medical-only reports, regardless of the length it takes for the claim to be completed. Indemnity claims are defined as all other-than medical-only claims. The City will promptly report all claims or incidents reasonably likely to give rise to a claim to the CVMIC claim department.

The annual flat fee will be billed in the 1st quarter of each program year.

This Agreement applies on a "per claimant" basis, not a "per accident" basis. This Agreement excludes allocated expenses which are outlined in Section V, Conditions of the Agreement.

AMENDMENT SIGNATURES

Signatures of both parties to the agreement shows understanding of the terms listed above and will complete the records of each party.



Benjamin Hoverson, Underwriting Analyst
Cities and Villages Mutual Insurance Company

Erin Hirn, City Administrator
City of West Allis

October 20, 2025

Date

Date



CLAIMANT CONTACT INFORMATION

Name: Linda Miller
Address: 2005 S 102nd Street Unit F
West Allis, WI 53227

Phone: 414-545-8389
Email: lm0523@yahoo.com
lm0523@yahoo.com

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: 10/01/2025 Time of day: 13:05 (1:05 PM)
Location: HWY 100 & Oklahoma

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

I was waiting for the light to change on southbound HWY 100 in the lane adjacent to the median to turn on to eastbound Oklahoma Avenue. Mowing equipment operated by Jim from the Forestry Dept, was traveling north on the slim section of that median and as he passed my car, an extension on the left side of the equipment struck the left rear wheel of my SUV. The impact was hard enough for my passenger and I to feel the car move.

The equipment scraped both the left rear tire and the left rear tire's wheel cap.

Jim contacted his supervisor, Lyle who promptly came; took pictures and explained the claim process. I have attached pictures of the scraped tire, the damaged wheel cap and the median section where this occurred along with estimates as required.

The tire was only scraped. The wheel cap is not a hubcap but a permanent part of the wheel.

The passenger in my car was Patricia Ackermann
3756 S Marcy Street
Milwaukee, WI.
414-321-7951

Check one:

- ☒ I am seeking damages at this time (complete Claim Amount section below)
☐ I am submitting this notice without a claim for damages. This claim is not complete and
☐ will not be processed until I submit a claim for damages on a later date.

Signed: Linda L. Miller

Date: 10/20/25

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ 1,000.00 (cost of replacement)

SAVE

PRINT

ADDENDUM TO DAMAGE CLAIM:

1. There was a fair amount of texting between Jim (the equipment operator) and his supervisor, Lyle before Lyle came to the parking lot where I had parked my car after the incident. I was not privy to those text messages but hopefully Lyle kept or printed them out.
2. Given the size of the forestry department equipment used for cutting grass on the median, I wonder if it should have even been used on that slender section of the median or if traffic in the inside turn lane should have been restricted while the median maintenance was being done.
3. It seems possible to me that Jim recognized that he was too close to my car and attempted to adjust his position. By doing this, the back portion of the equipment shifted to the West, catching my rear wheel. Otherwise, I think the entire left side of my car would likely have been scraped.

CUSTOMER #: 1063561

PRE-WORKORDER

TOYOTA OF BROOKFIELD

LINDA MILLER
2005 S 102ND ST UNIT F
WEST ALLIS, WI 53227-1387
LM0523@YAHOO.COM

Page 1 of 1

PO Box 1907
20655 W. Capitol Drive
Brookfield, WI 53008-1907
(262) 781-2626

HOME: (414) 545-8389 CONT: (414) 545-8389

BUS: CELL: SERVICE ADVISOR: Briana K Braun

COLOR	YEAR	MAKE/MODEL	VIN	LICENSE	MILEAGE IN/ OUT	TAG	
	2018	TOYOTA RAV4	JTMDFREVB8JJ258898		19000		
DEL DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
							10/03/2025
R.O. OPENED	READY	OPTIONS:					

LINE	OP CODE	DESCRIPTION	DURATION	ESTIMATE
# A	WHEEL	WHEEL TIRE CONCERN REPLACE REAR DRIVER WHEEL DUE TO IMPACT DAMAGE (PART COST)	0.00	881.77
# B	WHEEL	WHEEL TIRE CONCERN REPLACE REAR DRIVER WHEEL DUE TO IMPACT DAMAGE (LABOR COST)	0.00	80.00

CUSTOMER COMMENTS

Bri Braun
Assistant Service Manager
Toyota of Brookfield
(262) 781-9094
briana.braun@napleton.com

Printed On 10/03/2025 6:39:21 PM

Subtotal 961.77
Sales Tax 56.74
Total 1018.51

Arbitration Agreement: Customer and the dealer agree that all claims, demands, disputes, or controversies of every kind or nature that may arise between the customer and dealer related to the servicing of the vehicle shall be settled by binding arbitration in accordance with the "Supplementary Procedures For Consumer - Related Disputes" rules of the American Arbitration Association then in effect, such arbitration shall be held in Wisconsin and judgement upon the reward rendered by the Arbitrator(s) may be entered by any court having jurisdiction thereof.

INT.

☐ **ESTIMATE:** YOU ARE ENTITLED TO A PRICE ESTIMATE FOR REPAIRS YOU HAVE AUTHORIZED. THE REPAIR PRICE MAY BE LESS THAN THE ESTIMATE, BUT WILL NOT EXCEED THE ESTIMATE WITHOUT YOUR PERMISSION. YOUR SIGNATURE WILL INDICATE YOUR SELECTION.

- I request an estimate in writing before you begin repairs. Signature _____
- Please proceed with repairs, but call me before continuing if the price will exceed \$ _____. Signature _____
- I do not want an estimate. Signature _____

☐ **FIRM PRICE QUOTATION:** THIS PRICE FOR THE AUTHORIZED REPAIRS WILL NOT BE EXCEEDED IF THE MOTOR VEHICLE IS DELIVERED TO THE SHOP WITHIN 5 DAYS.

PAYMENT TERMS: I agree to pay for the inspection and repairs I authorize, along with the necessary materials, in Cash or approved credit card upon completion of the Repairs unless the Dealership agrees to other payment arrangements in advance. An express mechanics lien is hereby acknowledged on the vehicle to secure the cost of labor, materials, and any other authorized charges.

CHARGES FOR DIAGNOSTIC/PARTIALLY COMPLETED WORK: If I authorize commencement of repairs or disassembly of the vehicle or a vehicle component for diagnostic purposes and do not authorize completion of a repair or service, I understand that a charge will be imposed for disassembly, reassembly or partially completed work and I agree to pay the same. Such charges will be directly related to the actual amount of labor and parts involved in the inspection, repair or service.

By Signing Below: I agree that: (1) I have read this Repair Order and I authorize the completion of the services/repairs listed above in accordance with the terms and conditions herein; (2) the Dealership is not responsible for any delays caused by the unavailability of parts or shipping by the parts manufacturer, supplier, or transporter or for any loss or damage to the vehicle or articles left in the vehicle in case of fire, theft, hail, wind or any other cause beyond its control; (3) the Dealership may operate the vehicle on streets, highways or public roadways for the purpose of testing and/or inspecting the vehicle; and (4) I authorize the retrieval of on-board data as needed to facilitate vehicle repairs and the sharing of that data with the vehicle manufacturer for diagnostic or research purposes.

Customer X _____ Date _____

Authorized Dealership Representative X _____

Dealer CAP 2014 CDK Global, LLC (08/17) WORKORDER TYPE 2 - 25W2C - LIMITED WARRANTY - WI - 9694534

WARRANTY STATEMENT AND DISCLAIMER: PLEASE SEE THE REVERSE SIDE OF THIS REPAIR ORDER FOR THE DEALERSHIP'S LIMITED WARRANTY.

SHOP SUPPLY COSTS: A charge equal to 10% of the total cost of parts and labor, not to exceed \$75.00, will be added to the Repair Order for shop supplies used in connection with the repair.

STORAGE CHARGES: I understand that a storage charge equal to \$50.00 will be assessed and shall accrue daily if I fail to pick up the vehicle within 5 working days from the date I am notified that the repairs are complete or after the communication of an estimate if I fail to authorize repairs.

PARTS: All parts installed are new unless otherwise indicated. Remanufactured and refurbished parts that meet manufacturer approved source part requirements may be installed at our discretion. Additional information is available upon request. Upon request, replaced components, parts or accessories will be made returned to you or, if required to be returned under a warranty or exchange agreement, will be made available for inspection.

Discard Replaced Components, Parts, Accessories (INITIAL)

Save Replaced Components, Parts, Accessories (INITIAL)

Original Estimate (Parts & Labor)	Authorized Add'l Repairs	Original Estimated Completion Date	Authorized Add'l Time	Add'l Repairs/Time Approved By:	Date & Time of Approval
\$					
Authorized by:					
New Total Price Estimate		New Estimated Completion Date			
\$					

219

Serra Toyota

Car Registration No.
 EPA Identification No.
 5727 South 27th Street
 Milwaukee, WI 53221
Phone: (414) 281-3100
Email:
 julian.terry@serramke.com

Customer Information
 Linda Miller
 WEST ALLIS, WI 53227
Home/Cell: (414) 545-8389
Email: LM0523@YAHOO.COM

JO#: 967042
Date: Mon, Oct 13th 2025, 3:09 PM

Vehicle Information
 2018 Toyota LE
Odometer: 19,212
License:
VIN: JTMDFREVB8JJ258898

Initial Authorized Work

Issue	Labor Operation or Part Description			Total
1	CONFIRMED WHEEL DAMAGE AND QUOTE FOR CUSTOMER			\$0.00
2	PERFORM MULTIPOINT VEHICLE INSPECTIONS			\$0.00
3	TO SCHEDULE AN APPOINTMENT FOR THESE SERVICES OR FOR FUTURE SERVICES. PLEASE VISIT OUR WEBSITE AT HTTPS://WWW.SERRATOYTAMKE.COM/SERVICE/SCHEDULE-SERVICE			\$0.00
Subtotal Labor				\$0.00
Subtotal Parts				\$0.00
Shop Supplies				\$0.00
Subtotal				\$0.00
Sales Tax				\$0.00
Total				\$0.00

Additional Recommendations

Requires Immediate Attention				
Issue	Labor Operation or Part Description			Total
4	Wheel rim damaged Correction: Customer wheel damaged by city, estimate needed 			\$1035.58
Subtotal Labor				\$57.00
Subtotal Parts				\$902.76
Shop Supplies				\$74.95
Subtotal				\$959.76
Sales Tax				\$81.74
Total				\$1116.45





West Allis, Wisconsin

 Google Street View

Apr 2025 [See more dates](#)



Google Maps

Image capture: Apr 2025 © 2025 Google



① MY CAR WAS IN THIS LANE WAITING FOR THE LIGHT TO CHANGE.

② GRASS CUTTER WAS GOING NORTH FROM SKINNY SEGMENT OF MEDIAN TOWARD WIDER SEGMENT.

STATE OF WISCONSIN**CIRCUIT COURT****MILWAUKEE****BANK OF LAKE MILLS vs. STEGGEMAN INVESTMENTS LLC et al** **Electronic Filing Notice**Case No. 2025CV008905
Class Code: Foreclosure of Mortgage**FILED**

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

CITY OF WEST ALLIS, C/O DAN DEVINE, MAYOR
7525 W. GREENFIELD AVENUE
MILWAUKEE WI 53214*CORA SERVICE
10-17-25 205 PM
By Pat W...*

Case number 2025CV008905 was electronically filed with/converted by the Milwaukee County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at <http://efiling.wicourts.gov/> and may withdraw as an electronic party at any time. There is a fee to register as an electronic party. This fee may be waived if you file a Petition for Waiver of Fees and Costs Affidavit of Indigency (CV-410A) and the court finds you are indigent under §814.29, Wisconsin Statutes.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: 55e15d

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4140.

Milwaukee County Circuit Court
Date: October 14, 2025CITY OF WEST ALLIS
OCT 17 2025 PM 2:14

FILED

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

STATE OF WISCONSIN
MILWAUKEE COUNTY CIRCUIT COURT

BANK OF LAKE MILLS
136 E. Madison Street
Lake Mills, WI 53551,

Plaintiff,

Case Code: 30304
(Foreclosure of Mortgage)

v.

STEGGEMAN INVESTMENTS LLC
929 N. Astor Street, Unit 2601
Milwaukee, WI 53202,

MICHAEL J. STEGGEMAN
929 N. Astor Street, Unit 2404
Milwaukee, WI 53202,

CITY OF MILWAUKEE
Attn: Jim Owczarski, City Clerk
200 E. Wells Street, Room 205
Milwaukee, WI 53202,

CITY OF WEST ALLIS
Attn: Dan Devine, Mayor
7525 W. Greenfield Avenue
West Allis, WI 53214,

CITY OF BROOKFIELD
Attn: Steven V. Ponto, Mayor
2000 North Calhoun Road
Brookfield, WI 53005

REGENCY HOUSE CONDOMINIUM ASSOCIATION, LTD.
929 N. Astor Street
Milwaukee, WI 53202,

GENESIS 3 ADULT HOME, INC.
4610 N. River Park Blvd.
Glendale, WI 53209,

LEONARD HUG
1130 South 62nd Street
Milwaukee, WI 53214,

UNKNOWN OWNERS and
NON-RECORD CLAIMANTS,

Defendants.

SUMMONS

THE STATE OF WISCONSIN, To each of the named above-named Defendants:

You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you. The complaint, which is attached, states the nature and basis of the legal action.

Within 20 days of receiving this summons (45 days if you are the State of Wisconsin; 60 days if you are the United States of America), you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is Milwaukee County Circuit Courthouse, 901 N. Ninth Street, Milwaukee, Wisconsin 53233, and to John R. Schreiber of O'Neil, Cannon, Hollman, DeJong & Laing S.C., Plaintiff's attorney, whose address is Suite 1400, 111 East Wisconsin Avenue, Milwaukee, Wisconsin 53202. You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days (45 days if you are the State of Wisconsin; 60 days if you are the United States of America), the court may

grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated: October 14, 2025

O'NEIL, CANNON, HOLLMAN, DEJONG & LAING S.C.
Attorneys for Plaintiff

Electronically signed by John R. Schreiber

John R. Schreiber, Esq.

State Bar No. 1041490

111 East Wisconsin Avenue, Suite 1400

Milwaukee, Wisconsin 53202

(414) 276-5000 – Telephone

(414) 276-6581 – Fax

John.schreiber@wilaw.com

FILED

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

STATE OF WISCONSIN
MILWAUKEE COUNTY CIRCUIT COURT

BANK OF LAKE MILLS,

Plaintiff,

v.

STEGGEMAN INVESTMENTS LLC,
MICHAEL J. STEGGEMAN,
CITY OF MILWAUKEE,
CITY OF WEST ALLIS,
CITY OF BROOKFIELD,
REGENCY HOUSE CONDOMINIUM ASSOCIATION, LTD.,
GENESIS 3 ADULT HOME, INC.
LEONARD HUG
UNKNOWN OWNERS and
NON-RECORD CLAIMANTS,

Defendants.

COMPLAINT

Plaintiff, by its undersigned attorneys, alleges and complains against the above-named defendants as follows:

1. Plaintiff Bank of Lake Mills (the "Bank") is a state-chartered bank, with its principal office located at 136 E. Madison Street, Lake Mills, Wisconsin 53551.
2. Defendant Steggeman Investments LLC is, upon information and belief, a Wisconsin limited liability company, with a principal office address of 929 N. Astor Street, Unit 2601, Milwaukee, WI 53202.
3. Defendant Michael J. Steggeman is, upon information and belief, an adult resident of Wisconsin living at 929 N. Astor Street, Unit 2404, Milwaukee, WI 53202.

4. Defendant City of Milwaukee is a Wisconsin municipal corporation, with its City Clerk, Jim Owczarski, having a principal office address of 200 E. Wells Street, Room 205, Milwaukee, WI 53202.

5. Defendant City of West Allis is a Wisconsin municipal corporation, with its Mayor, Dan Devine, having a principal office address of 7525 W. Greenfield Avenue, West Allis, WI 53214.

6. Defendant City of Brookfield is a Wisconsin municipal corporation, with its Mayor, Steven V. Ponto, having a principal office address of 2000 North Calhoun Road, Brookfield, WI 53005.

7. Defendant Regency House Condominium Association, Ltd. ("Regency House") is a Wisconsin corporation, with a principal office address of 929 N. Astor Street, Milwaukee, WI 53202.

8. Defendant Genesis 3 Adult Home, Inc. is, upon information and belief, a Wisconsin corporation with a principal office address of 4610 N. River Park Blvd., Glendale, WI 53209.

9. Defendant Leonard Hug is, upon information and belief, an adult resident of Wisconsin living at 1130 South 62nd Street, Milwaukee, WI 53214.

COUNT I (DECLARATION OF INDEBTEDNESS)

Loan No. **1254**

10. On or about September 12, 2018, the Bank made a loan to Defendant Steggeman Investments LLC, memorialized by a Business Note issued by Steggeman Investments LLC and delivered to the Bank in the amount of \$3,698,400.00. Said

Business Note was amended and restated on December 5, 2019, and again on June 3, 2020 (at which time the unpaid principal balance of the loan was \$3,566,584.82) (the “First Note”). A true and correct copy of the First Note is attached to this Complaint as **Exhibit A**, and its terms are incorporated as if fully set forth herein.

11. The Bank is the lawful owner and holder of the First Note.

12. Pursuant to the terms of the First Note, all unpaid principal thereunder, plus accrued interest thereon, was due upon the First Note’s August 12, 2025 maturity.

13. Steggeman Investments LLC is in default of the First Note for failing to pay all unpaid principal thereunder, plus accrued interest thereon, upon the First Note’s August 12, 2025 maturity.

14. Pursuant to the terms of the First Note, upon default, Steggeman Investments LLC is required to pay all costs of collection before and after judgment, including reasonable attorneys’ fees.

15. As of October 10, 2025, the following amounts remained due and payable under the terms of the First Note, exclusive of attorneys’ fees, court costs and other legal expenses (the “First Note Indebtedness”):

Principal Balance	\$2,270,485.97
Accrued Interest	17,067.38
Other Charges/Fees	210.00
Total	\$2,287,763.35

Loan No. **7384**

16. On or about December 5, 2019, the Bank made a loan to Defendant Steggeman Investments LLC, memorialized by a Business Note issued by Steggeman Investments LLC and delivered to the Bank in the amount of \$600,000.00. Said

Business Note was amended and restated on January 7, 2025 (at which time the unpaid principal balance of the loan was \$525,641.05) (the "Second Note"). A true and correct copy of the Second Note is attached to this Complaint as **Exhibit B**, and its terms are incorporated as if fully set forth herein.

17. The Bank is the lawful owner and holder of the Second Note.

18. Pursuant to the terms of the Second Note, all unpaid principal thereunder, plus accrued interest thereon, was due upon the Second Note's July 5, 2025 maturity.

19. Steggeman Investments LLC is in default of the Second Note for failing to pay all unpaid principal thereunder, plus accrued interest thereon, upon the Second Note's July 5, 2025 maturity.

20. Pursuant to the terms of the Second Note, upon default, Steggeman Investments LLC is required to pay all costs of collection before and after judgment, including reasonable attorneys' fees.

21. As of October 10, 2025, the following amounts remained due and payable under the terms of the Second Note, exclusive of attorneys' fees, court costs and other legal expenses (the "Second Note Indebtedness"):

Principal Balance	\$523,269.33
Accrued Interest	1,852.09
Secondary Accrued Interest	5,992.95
Late Charges	472.70
Other Charges/Fees	7,640.50
Total	\$539,227.57

Loan No. **9640**

22. On or about June 30, 2023, the Bank made a loan to Defendant

Steggeman Investments LLC, memorialized by a Business Note issued by Steggeman Investments LLC and delivered to the Bank in the amount of \$94,333.28 (the "Third Note"). A true and correct copy of the Third Note is attached to this Complaint as **Exhibit C**, and its terms are incorporated as if fully set forth herein.

23. The Bank is the lawful owner and holder of the Third Note.

24. Steggeman Investments LLC is in default of the Third Note due to its failure to make payments due upon maturity of the First Note and the Second Note.

25. As a result of Steggeman Investments LLC's default under the Third Note, the Bank, to the extent it has not already done so, hereby accelerates all unpaid obligations that are or become due and owing under the Third Note, including (without limitation) the unpaid principal balance of the Third Note, plus accrued interest thereon, and other expenses and charges.

26. Pursuant to the terms of the Third Note, upon default, Steggeman Investments LLC is required to pay all costs of collection before and after judgment, including reasonable attorneys' fees.

27. As of October 10, 2025, the following amounts remained due and payable under the terms of the Third Note, exclusive of attorneys' fees, court costs and other legal expenses (the "Third Note Indebtedness"):

Principal Balance	\$90,114.61
Accrued Interest	1,457.47
Late Charges	40.19
Other Charges/Fees	70.00
Total	\$91,682.27

Loan No. **3133**

28. On or about April 5, 2024, the Bank made a loan to Defendant Steggeman Investments LLC, memorialized by a Business Note issued by Steggeman Investments LLC and delivered to the Bank in the amount of \$170,726.06 (the "Fourth Note"). A true and correct copy of the Fourth Note is attached to this Complaint as **Exhibit D**, and its terms are incorporated as if fully set forth herein.

29. The Bank is the lawful owner and holder of the Fourth Note.

30. Steggeman Investments LLC is in default of the Fourth Note due to its failure to make payments due upon maturity of the First Note and the Second Note.

31. As a result of Steggeman Investments LLC's default under the Fourth Note, the Bank, to the extent it has not already done so, hereby accelerates all unpaid obligations that are or become due and owing under the Fourth Note, including (without limitation) the unpaid principal balance of the Fourth Note, plus accrued interest thereon, and other expenses and charges.

32. Pursuant to the terms of the Fourth Note, upon default, Steggeman Investments LLC is required to pay all costs of collection before and after judgment, including reasonable attorneys' fees.

33. As of October 10, 2025, the following amounts remained due and payable under the terms of the Fourth Note, exclusive of attorneys' fees, court costs and other legal expenses (the "Fourth Note Indebtedness"):

Principal Balance	\$166,041.00
Accrued Interest	2,230.18
Late Charges	77.87
Other Charges/Fees	70.00
Total	\$168,419.05

34. The First Note Indebtedness, the Second Note Indebtedness, the Third Note Indebtedness, and the Fourth Note Indebtedness shall be referred to herein collectively as the "Collective Note Indebtedness".

Notices of Default to Steggeman Investments LLC

35. By letter dated April 21, 2025, the Bank provided written notice to Steggeman Investments of the upcoming maturity of the First Note and Second Note and that, before the Bank would consider renewing the same, delinquent real estate taxes would need to be paid current, the Bank would need tax returns for years 2023 and 2024, and delinquent installment payments would need to be paid current. A true and correct copy of the Bank's April 21, 2025 letter to Steggeman Investments LLC is attached to this Complaint as **Exhibit E**. Steggeman Investments LLC failed to respond to the Bank's April 21, 2025 letter and failed to comply with the Bank's renewal conditions.

36. By letters dated August 6, 2025 and September 11, 2025, counsel for Plaintiff delivered additional written notices to Defendant Steggeman Investments LLC regarding maturity of the Second Note as well as events of default under the First Note, the Third Note and the Fourth Note due to the cross-default provisions of said notes triggered by Steggeman Investments LLC's default under the Second Note. Counsel for the Bank further notified Steggeman Investments LLC that unless a written forbearance agreement was reached within 7 days (of the September 11, 2025 letter), it would commence efforts to enforce and collect under the loans, including foreclosure of the properties mortgaged to secure the same. True and correct copies of

the August 6, 2025 and September 11, 2025 letters from Bank's counsel to Steggeman Investments LLC are attached to this Complaint as **Exhibit F**. Steggeman Investments LLC failed to respond to the August 6, 2025 and September 11, 2025 letters from the Bank's counsel.

COUNT II (FORECLOSURE OF REAL PROPERTY)

37. The Bank realleges and incorporates all preceding paragraphs of this Complaint as if fully set forth herein.

The First Mortgage

38. On September 12, 2018, Steggeman Investments LLC and Michael J. Steggeman, for good and valuable consideration, and to secure all present and future debts of Steggeman Investments LLC to the Bank, executed and delivered to the Bank a Real Estate Mortgage ("the First Mortgage") pledging as collateral the following real properties (collectively, the "First Mortgage Properties"):

925 West Eula Court, Glendale, WI

THE NORTH 165 FEET OF LOT 4, BLOCK 5, ASSESSMENT SUBDIVISION NO. 75, BEING A PART OF LOT 128, IN COMSTOCK AND WILLIAMS SUBDIVISION OF GOVERNMENT LOTS 1 TO 5 INCLUSIVE, IN SECTION 5, SOUTHEAST 1/4 OF SECTION 5, AND NORTHWEST 1/4 OF SECTION 4, TOWN 7 NORTH, RANGE 22 EAST, CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

4760 North 118th Street, Wauwatosa, WI

LOT NINE (9), AND THE NORTH 13.50 FEET OF LOT TEN (10), AND THE WEST ONE-HALF (1/2) OF THAT PART OF THE VACATED ALLEY ADJOINING SAID PREMISES ON THE EAST IN BLOCK TWO (2) IN CLARKE'S SUBDIVISION, BEING A PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION SIX (6),

IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, STATE OF WISCONSIN.

2342 South 76th Street, West Allis, WI

LOT 30 AND THE NORTH 15 FEET OF LOT 29, IN BLOCK 4, IN AGNEW'S HIGHLAND ACRES NO. 2, BEING PART OF THE NORTHWEST 1/4 OF SECTION 10, IN TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

4300 N. 100th Street, Wauwatosa, WI

LOT 16, IN BLOCK 1, IN BROOKLYN TERRACE, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 5, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA AND THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

7624 N. Seneca Road, Fox Point, WI

LOT TEN (10) BLOCK TWO (2) CALUMET DOWNS BEING A SUBDIVISION OF A PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHT (8) NORTH, RANGE TWENTY-TWO (22) EAST, VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

5237 North 26th Street, Glendale, WI

LOT 20, IN BLOCK 1, IN LINCOLN PARK HIGHLANDS NO. 3, BEING A RE-SUBDIVISION OF LOT 4, CHARLOTTE A. QUENTIN'S SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF SECTION 31, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

2052 South 85th Street, West Allis, WI

LOT 17, IN BLOCK 1, IN ASSESSOR'S PLAT NO. 254, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, IN TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY

OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

5016 North Lydell Avenue, Whitefish Bay, WI

THE NORTH 16 FEET OF LOT 18, ALL OF LOT 19 AND THE SOUTH 7 FEET OF LOT 20, IN BLOCK 4, IN ROSEFELT-SPEER ADDITION NO. 1, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 32, IN TOWNSHIP 8 NORTH, RANGE 22 EAST IN THE VILLAGE OF WHITEFISH BAY, MILWAUKEE COUNTY, WISCONSIN.

3431 North 107th Street, Wauwatosa, WI

LOT NUMBERED ELEVEN (11), IN BLOCK NUMBERED ONE (1), IN CURRIE PARKWAY, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION NUMBERED EIGHT (8), IN TOWNSHIP SEVEN (7) NORTH, RANGE NUMBERED TWENTY-ONE (21) EAST, IN THE CITY OF WAUWATOSA, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

5356 North Bethmaur Lane, Glendale, WI

PART OF LOT 7 IN CHARLOTTE A. QUENTIN'S SUBDIVISION, OF THE NORTHWEST 1/4 OF SECTION 31, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING 1080 FEET NORTH AND 660 FEET EAST OF THE SOUTHWEST CORNER OF NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 22 EAST, THENCE EAST 130 FEET, THENCE NORTH 82 FEET, THENCE WEST 130 FEET, THENCE SOUTH 82 FEET TO THE PLACE OF BEGINNING; RESERVING THEREFROM THE WEST 30 FEET FOR ROAD PURPOSES.

5533 North Argyle Avenue, Glendale, WI

LOT 9, IN BLOCK 4, IN CRESTWOOD ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 31, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND A PART OF LOT 9, IN CHARLOTTE A. QUENTIN'S SUBDIVISION, IN THE

CITY OF GLENDALE, MILWAUKEE COUNTY,
WISCONSIN.

8023 North 45th Street, Brown Deer, WI

LOT 4, IN BLOCK 3, IN NOONAN HEIGHTS
SUBDIVISION, BEING A SUBDIVISION IN THE
SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 8 NORTH,
RANGE 21 EAST, IN THE VILLAGE OF BROWN DEER,
COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

3307 West Lynndale Avenue, Greenfield, WI

LOT 35, BLOCK 14, L YNNDAL NO. 2, A SUBDIVISION
OF A PART OF THE SOUTHEAST 1/4 OF SECTION 13,
TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF
GREENFIELD, COUNTY OF MILWAUKEE, STATE OF
WISCONSIN.

1442 South 57th Street, West Allis, WI

THE NORTH 22.5 FEET OF LOT 53 AND THE SOUTH 15
FEET OF LOT 54 IN BLOCK 6 IN BRACKEN BRAE
GARDENS, A PART OF THE SOUTHWEST 1/4 OF
SECTION 35, TOWNSHIP 7 NORTH, RANGE 21 EAST,
AND PART OF THE NORTHWEST 1/4 OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY
OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF
WISCONSIN.

1340 South 63rd Street, West Allis, WI

LOT 26, IN BLOCK 6, IN RE-SUBDIVISION OF
SOLDIERS HOME HEIGHTS COMPANY'S
SUBDIVISION, IN THE SOUTHWEST 1/4 OF SECTION
34, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE
CITY OF WEST ALLIS, MILWAUKEE COUNTY,
WISCONSIN.

5726 N. Sievers Place, Glendale, WI

LOT 27, IN BLOCK 1, IN RIVER FOREST, BEING A
SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF
SECTION 29, IN TOWNSHIP 8 NORTH, RANGE 22 EAST,

IN THE CITY OF GLENDALE, MILWAUKEE COUNTY,
STATE OF WISCONSIN.

1508 East Olive Street, Shorewood, WI

LOT 18 IN BLOCK 4 IN SHOREWOOD PARK, BEING A
SUBDIVISION OF WEST 40 ACRES OF THE EAST 80
ACRES OF THE SOUTH 130 ACRES OF THE
SOUTHEAST 1/4 OF SECTION 4, IN TOWNSHIP 7
NORTH, RANGE 22 EAST, IN THE VILLAGE OF
SHOREWOOD, COUNTY OF MILWAUKEE, STATE OF
WISCONSIN.

4610 North River Park Boulevard, Glendale, WI

LOT 3, IN BLOCK 2, IN ASSESSMENT SUBDIVISION
NO. 75, BEING A PART OF LOT 128 OF COMSTOCK AND
WILLIAMS SUBDIVISION OF GOVERNMENT LOTS 1
TO 5 INCLUSIVE, IN SECTION 5, IN THE SOUTHEAST
1/4 OF SECTION 5 AND NORTHWEST 1/4 OF SECTION
4, ALL IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN
THE CITY OF GLENDALE, MILWAUKEE COUNTY,
WISCONSIN.

9438 North Port Washington Road, Bayside, WI

LOT 1, IN BLOCK 1, IN ORCHARD HIGHLANDS, BEING
A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF
SECTION 5, IN TOWNSHIP 8 NORTH, RANGE 22 EAST,
IN THE VILLAGE OF BAYSIDE, MILWAUKEE COUNTY,
WISCONSIN.

6663 Hillside Lane, Wauwatosa, WI

LOT 43 IN BLOCK 4 IN HYDE PARK, OF PART OF THE
NORTHEAST 1/4 OF SECTION 27, IN TOWNSHIP 7
NORTH, RANGE 21 EAST, IN THE CITY OF
WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

4766 North 118th Street, Wauwatosa, WI

LOT 8 AND THE WEST 7 1/2 FEET OF VACATED ALLEY
ABUTTING SAID PREMISES ON THE EAST IN BLOCK 2
IN CLARKE'S SUBDIVISION, BEING A PART OF THE

NORTHWEST 1/4 OF SECTION 6, IN TOWNSHIP 7
NORTH, RANGE 21 EAST, IN THE CITY OF
WAUWATOSA, MILWAUKEE COUNTY.

39. A true and correct copy of the First Mortgage, as recorded in the Office of the Register of Deeds for Milwaukee County on September 13, 2018 as Document No. 10811398, is attached hereto as **Exhibit G**, and its terms are incorporated as if fully set forth herein.

40. The Bank is the lawful owner and holder of the First Mortgage.

41. Upon information and belief, each of the First Mortgage Properties are parcels of land that are other than (i) owner-occupied one to four family residences, (ii) farms, (iii) churches, or (iv) tax-exempt charitable organizations.

42. Each of the First Mortgage Properties are so situated that in the event of a sheriff's sale, a sale of each parcel as a whole would be in the best interests of and more beneficial to all parties than a sale by subdivided parcels.

The Second Mortgage

43. On September 12, 2018, Steggeman Investments LLC, for good and valuable consideration, and to secure all present and future debts of Steggeman Investments LLC to the Bank, executed and delivered to the Bank a Real Estate Mortgage ("the Second Mortgage") pledging as collateral the following real properties (collectively, the "Second Mortgage Properties"):

2385 North Calhoun Road, Brookfield, WI

LOT 23, IN BLOCK 3, IN MAPLE HILLS, BEING A PART
OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND
NORTHEAST 1/4 OF SECTION 16, IN TOWNSHIP 7
NORTH, RANGE 20 EAST, IN THE CITY OF

BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

1170 Georges Avenue, Brookfield, WI

LOT 15, IN BLOCK 10, IN GREENFIELD HEIGHTS ESTATES, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 33, IN TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE CITY OF BROOKFIELD, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

44. A true and correct copy of the Second Mortgage, as recorded in the Office of the Register of Deeds for Waukesha County on September 13, 2018 as Document No. 4360674, is attached hereto as **Exhibit H**, and its terms are incorporated as if fully set forth herein.

45. The Bank is the lawful owner and holder of the Second Mortgage.

46. Upon information and belief, each of the Second Mortgage Properties are parcels of land that are other than (i) owner-occupied one to four family residences, (ii) farms, (iii) churches, or (iv) tax-exempt charitable organizations.

47. Each of the Second Mortgage Properties are so situated that in the event of a sheriff's sale, a sale of each parcel as a whole would be in the best interests of and more beneficial to all parties than a sale by subdivided parcels.

The Third Mortgage

48. On September 12, 2018, Steggeman Investments LLC and Michael J. Steggeman, for good and valuable consideration, and to secure all present and future debts of Steggeman Investments LLC to the Bank, executed and delivered to the Bank a Real Estate Mortgage ("the Third Mortgage") pledging as collateral the following real property (the "Third Mortgage Property"):

LOT 81, IN LAC DU COURS, BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 OF THE NORTHEAST 1/4; NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, SOUTHEAST 1/4 OF THE NORTHWEST 1/4; AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

49. A true and correct copy of the Third Mortgage, as recorded in the Office of the Register of Deeds for Ozaukee County on September 13, 2018 as Document No. 1068925, is attached hereto as **Exhibit I**, and its terms are incorporated as if fully set forth herein.

50. The Bank is the lawful owner and holder of the Third Mortgage.

51. Upon information and belief, the Third Mortgage Property is a parcel of land that is other than (i) an owner-occupied one to four family residence, (ii) a farm, (iii) a church, or (iv) a tax-exempt charitable organization.

52. The Third Mortgage Property is so situated that in the event of a sheriff's sale, a sale of the Third Mortgage Property as a whole would be in the best interests of and more beneficial to all parties than a sale by subdivided parcels.

The Fourth Mortgage

53. On December 5, 2019, Steggeman Investments LLC, for good and valuable consideration, and to secure all present and future debts of Steggeman Investments LLC to the Bank, executed and delivered to the Bank a Real Estate Mortgage ("the Fourth Mortgage") pledging as collateral the following real property (the "Fourth Mortgage Property"):

UNITS 2601 AND 2603 IN REGENCY HOUSE CONDOMINIUM(S) CREATED BY A "DECLARATION OF CONDOMINIUM" RECORDED ON AUGUST 1, 1974, IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN, AS DOCUMENT NO. 4860556, AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO, AND BY ITS CONDOMINIUM PLAT AND ANY AMENDMENT AND/OR CORRECTIONS THERETO. SAID LAND BEING IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, WISCONSIN.

54. A true and correct copy of the Fourth Mortgage, as recorded in the Office of the Register of Deeds for Milwaukee County on December 5, 2019 as Document No. 10932463, is attached hereto as **Exhibit J**, and its terms are incorporated as if fully set forth herein.

55. The Bank is the lawful owner and holder of the Fourth Mortgage.

56. Upon information and belief, the Fourth Mortgage Property is a parcel of land that is other than (i) an owner-occupied one to four family residence, (ii) a farm, (iii) a church, or (iv) a tax-exempt charitable organization.

57. The Fourth Mortgage Property is so situated that in the event of a sheriff's sale, a sale of the Fourth Mortgage Property as a whole would be in the best interests of and more beneficial to all parties than a sale by subdivided parcels.

The Fifth Mortgage

58. On May 30, 2018, Steggeman Investments LLC, for good and valuable consideration, and to secure all present and future debts of Steggeman Investments LLC to the Bank, executed and delivered to the Bank a Real Estate Mortgage ("the Fifth Mortgage") pledging as collateral the following real property (the "Fifth Mortgage

Property”):

LOT 38, IN BLOCK 7, IN CENTRAL IMPROVEMENT COMPANY'S SUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

59. A true and correct copy of the Fifth Mortgage, as recorded in the Office of the Register of Deeds for Milwaukee County on May 31, 2018 as Document No. 10780965, is attached hereto as **Exhibit K**, and its terms are incorporated as if fully set forth herein.

60. The Bank is the lawful owner and holder of the Fifth Mortgage.

61. Upon information and belief, the Fifth Mortgage Property is a parcel of land that is other than (i) an owner-occupied one to four family residence, (ii) a farm, (iii) a church, or (iv) a tax-exempt charitable organization.

62. The Fifth Mortgage Property is so situated that in the event of a sheriff's sale, a sale of the Fifth Mortgage Property as a whole would be in the best interests of and more beneficial to all parties than a sale by subdivided parcels.

Foreclosure of Mortgaged Properties and Subordinate Liens

63. The First Mortgage, the Second Mortgage, the Third Mortgage, the Fourth Mortgage, and the Fifth Mortgage shall be referred to herein collectively as “the Mortgages”.

64. The First Mortgage Properties, the Second Mortgage Properties, the Third Mortgage Property, the Fourth Mortgage Property and the Fifth Mortgage Property shall be referred to herein as the “Mortgaged Properties”.

65. The Mortgages, and the Mortgaged Properties pledged thereby, secure payment of the Collective Indebtedness.

66. Pursuant to the terms of each of the Mortgages, as a result of the maturity defaults under the First Note and the Second Note, as well as acceleration of all amounts due under the Third Note and the Fourth Note, the Bank is now entitled to foreclose each of the Mortgages, and the Mortgaged Properties pledged thereby, in accordance with Wisconsin law and sell the same with the proceeds from said sales to be applied to the Collective Indebtedness owed the Bank.

67. The Bank, pursuant to the terms of its Mortgages and Wis. Stat. § 846.103, hereby exercises its right, as to the Mortgaged Properties mortgaged by Defendant Steggeman Investments LLC only, to waive judgment for any deficiency that may remain due to the Bank after the sale of said Mortgaged Properties mortgaged by Defendant Steggeman Investments LLC, and is therefore entitled to sell the Mortgaged Premises mortgaged by Steggeman Investments LLC upon the expiration of three (3) months from the date when judgment is entered.

68. As to the Mortgaged Properties mortgaged by Defendant Michael J. Steggeman, the Bank preserves and does not waive judgment for any deficiency that may remain due to the Bank after the sale of the Mortgaged Properties mortgaged by Defendant Michael J. Steggeman, and is therefore entitled to sell the Mortgaged Properties mortgaged by Michael J. Steggeman upon the expiration of six (6) months from the date when judgment is entered.

69. With the exception of this action, no proceedings have been had at law or

otherwise for the recovery of the Collective Indebtedness secured by the Mortgages.

70. Upon information and belief, the City of Milwaukee may have or claim to have interests or liens in and to all or part of the Mortgaged Properties by virtue of, without limitation, a judgment docketed in the Circuit Court for Milwaukee County on July 1, 2025, Case No. 2025TJ000483, against Steggeman Investments LLC, in the amount of \$500.00. Said interests or liens, however, are subject to and subordinate to the Bank's Mortgages upon each of the Mortgaged Properties and shall be declared as such and forever barred and foreclosed by operation of this action and any judgment rendered herein.

71. Upon information and belief, the City of West Allis may have or claim to have interests or liens in and to all or part of the Mortgaged Properties by virtue of, without limitation, a judgment docketed in the Circuit Court for Milwaukee County on April 15, 2025, Case No. 2025TJ000273, against Steggeman Investments LLC, in the amount of \$7,505.00. Said interests or liens, however, are subject to and subordinate to the Bank's Mortgages upon each of the Mortgaged Properties and shall be declared as such and forever barred and foreclosed by operation of this action and any judgment rendered herein.

72. Upon information and belief, the City of Brookfield may have or claim to have interests or liens in and to all or part of the Mortgaged Properties by virtue of, without limitation, a judgment docketed in the Circuit Court for Waukesha County on January 30, 2025, Case No. 2025TJ000010, against Steggeman Investments LLC, in the amount of \$5,920.00. Said interests or liens, however, are subject to and

subordinate to the Bank's Mortgages upon each of the Mortgaged Properties and shall be declared as such and forever barred and foreclosed by operation of this action and any judgment rendered herein.

73. Upon information and belief, Regency House may have or claim to have interests or liens in and to all or part of the Mortgaged Properties by virtue of, without limitation, unpaid condominium assessments or liens upon or against one or more parcels comprising the Mortgaged Properties. Said interests or liens, however, are subject to and subordinate to the Bank's Mortgages upon each of the Mortgaged Properties and shall be declared as such and forever barred and foreclosed by operation of this action and any judgment rendered herein.

74. Upon information and belief, Genesis 3 Adult Home, Inc. may have or claim to have interests or liens in and to all or part of the Mortgaged Properties by virtue of, without limitation, a judgment docketed in the Circuit Court for Milwaukee County on May 29, 2024, Case No. 2023SC021099, against Michael J. Steggeman, in the amount of \$6,494.25. Said interests or liens, however, are subject to and subordinate to the Bank's Mortgages upon each of the Mortgaged Properties and shall be declared as such and forever barred and foreclosed by operation of this action and any judgment rendered herein.

75. Upon information and belief, Leonard Hug may have or claim to have interests or liens in and to all or part of the Mortgaged Properties by virtue of, without limitation, a judgment docketed in the Circuit Court for Milwaukee County on February 26, 2019, Case No. 2019SC001059, against Michael J. Steggeman, in the

amount of \$1,603.00. Said interests or liens, however, are subject to and subordinate to the Bank's Mortgages upon each of the Mortgaged Properties and shall be declared as such and forever barred and foreclosed by operation of this action and any judgment rendered herein.

COUNT III (PERSONAL GUARANTEES)

76. The Bank realleges and incorporates all preceding paragraphs of this Complaint as if fully set forth herein.

77. On or about August 17, 2017, Defendant Michael J. Steggeman, for good and valuable consideration, and to induce the Bank to make the above-referenced loans, executed and delivered to the Bank an unlimited continuing guaranty (the "Guaranty").

78. Pursuant to the Guaranty, Michael J. Steggeman unconditionally guaranteed to the Bank the payment and performance of each and every debt of the Steggeman Investments LLC the Bank, whether such debts were then existing or whether such debts were created or incurred in the future, including, without limitation, the Collective Indebtedness. A true and correct copy of the Guaranty is attached hereto as **Exhibit L**, and its terms are incorporated as if fully set forth herein.

79. Pursuant to the terms of the Guaranty, Defendant Michael J. Steggeman is liable and indebted to the Bank in the same amount and to the same extent as Steggeman Investments LLC, plus the Bank's expenses of collection, enforcement or protection of the Bank's rights and remedies under the Guaranty, including attorneys'

fees, court costs and other legal expenses, and said amounts are now immediately due and owing to the Bank.

WHEREFORE, Plaintiff demands:

A. A declaration that the Collective Indebtedness is secured by the Mortgages, as well as the Mortgaged Properties pledged thereby, and is now due and payable to the Bank;

B. Judgment of foreclosure and sale of the Mortgaged Properties, along with all property and improvements affixed thereto, pursuant to the provisions of Chapter 846 of the Wisconsin Statutes;

C. That the amounts due Plaintiff for payment of insurance premiums, unpaid property taxes, and other expenditures for the protection of the Mortgaged Properties be determined and added to the Collective Indebtedness due the Bank;

D. That all rights, titles, interests, claims and equities of redemption of each of the Defendants, and persons claiming under them, in and to any one or all of the Mortgaged Properties, as well as any persons whose right, title, interest, claim or equity arose subsequent to the recording of the *lis pendens* relative to this matter, be declared subordinate and forever barred and foreclosed, except any statutory right to redeem the same before sale as provided by law;

E. That each of the parcels comprising the Mortgaged Properties that were mortgaged to the Bank by Steggeman Investments LLC be adjudged and ordered to be sold at any time after three (3) months from the entry of judgment herein, unless prior thereto said premises are redeemed in any manner provided by law;

F. That each of the parcels comprising the Mortgaged Properties that were mortgaged to the Bank by Michael J. Steggeman be adjudged and ordered to be sold at any time after six (6) months from the entry of judgment herein, unless prior thereto said premises are redeemed in any manner provided by law;

G. That each of the parcels comprising the Mortgaged Properties be sold for application toward the Collective Indebtedness due Plaintiff, plus additional accrued interest, charges and expenses due under the Business Notes referenced above as well as all fees, costs and expenses to which Plaintiff is entitled, including (without limitation) attorneys' fees and expenses incurred in relation to this foreclosure proceeding, subsequent to the date of judgment;

H. That no judgment of deficiency shall be entered against Defendant Steggeman Investments LLC;

I. That the Bank preserves and shall be entitled to a judgment of deficiency as against Defendant Michael J. Steggeman;

J. That any real property tax liens now existing or which may accrue prior to confirmation of a sale of each of the parcels comprising the Mortgaged Properties may be paid and added to the amount due Plaintiff;

K. That in the event the sheriff sales of the Mortgaged Properties generates a surplus after payment of all amounts due Plaintiff, said surplus shall be subject to further order of the Court;

L. That, pursuant to Wis. Stat. § 846.09, Plaintiff may amend its complaint at any time prior to sheriff sale of the Mortgaged Properties to add as defendants any

persons or entities who may have or claim interests in one or more of the Mortgaged Properties that may be affected by this action, or who are proper or necessary parties to this action;

M. That the Defendants, their agents and servants, or any person occupying any one or more of the Mortgaged Properties, or any part or parcel thereof, be enjoined or restrained from committing waste during the pendency of this action;

N. That Plaintiff be allowed to enter and weatherize the Mortgaged Properties, or any part or parcel thereof, if Defendants, their agents and servants, or any person occupying the same fails to do so; and

O. For such other relief as the Court deems just and equitable.

Dated: October 14, 2025

O'NEIL, CANNON, HOLLMAN, DEJONG & LAING S.C.
Attorneys for Plaintiff

Electronically signed by John R. Schreiber

John R. Schreiber, Esq.

State Bar No. 1041490

111 East Wisconsin Avenue, Suite 1400

Milwaukee, Wisconsin 53202

(414) 276-5000 – Telephone

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John.schreiber@wilaw.com

FILED**10-14-2025****Anna Maria Hodges****Clerk of Circuit Court****2025CV008905****Honorable J. D. Watts-15****Branch 15**

EXHIBIT A

(First Note)

Loan Number: 60011254

Rate Modification

BUSINESS		B/F/PCO	
W.B.A.	451 (4/20/20)	11221	
© 2020 Wisconsin Bankers Association/Distributed by FIP/PCO®			
Steggeman Investments LLC			

BUSINESS NOTE COPY (Use only for business purpose loans)

Boxes checked are applicable.
Boxes not checked are inapplicable.

(MAKER) June 30, 2020 (DATE) \$ 3,566,584.82

1. Promise to Pay and Payment Schedule. The undersigned ("Maker," whether one or more) promises to pay to the order of Bank of Lake Mills ("Lender") at 136 E. Madison St Lake Mills, Wisconsin, the sum of \$ 3,566,584.82, plus interest as set forth below, according to the following schedule:

61 equal payments of \$21,238.50 are due on July 12, 2020 and on the same day(s) of each succeeding month thereafter, plus a final payment of the unpaid principal and interest is due on August 12, 2025. All payments include principal and interest.

2. Interest. Interest shall accrue before maturity (whether by acceleration or lapse of time) at the stated interest rate(s) identified in section 2(a), (b) or (c) below (each a "stated interest rate"), as applicable, on the unpaid principal balance, calculated as provided in section 2(g) or (h), as applicable, below:

[Check (a), (b) or (c); only one shall apply.]

(a) ☒ Fixed Interest Rate 3.890 %

(b) ☐ Stepped Fixed Interest Rate. n/a % until n/a and n/a % thereafter.

(c) ☐ Variable Interest Rate. The stated interest rate is variable and will adjust to equal the Index Rate (as defined below), ☐ plus ☐ minus n/a percentage points. However, the stated interest rate shall not exceed n/a % and shall not be less than n/a %. ☐ The minimum stated interest rate shall not be applicable until the first rate change date. Until the first change date described below, the stated interest rate shall be n/a %. The stated interest rate shall be adjusted on the change dates provided below. The "Index Rate" is:

The Index Rate may or may not be the lowest rate charged by Lender. The stated interest rate shall be adjusted on the following change dates: n/a

If the Index Rate ceases to be made available to Lender during the term of this Note, Lender may substitute a comparable index.

(d) Payment Modification. If section 2(b) or (c) above is checked, an adjustment in the stated interest rate will result in an increase or decrease in (1) ☐ the amount of each payment of interest, (2) ☐ the amount of the final payment, (3) ☐ the number of scheduled periodic payments sufficient to repay this Note in substantially equal payments, (4) ☐ the amount of each remaining payment of principal and interest so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date, (5) ☐ the amount of each remaining payment of principal and interest (other than the final payment) so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date based on the original amortization schedule used by Lender, plus the final payment of principal and interest, or (6) ☐ n/a

In addition, Lender is authorized to change the amount of periodic payments if and to the extent necessary to pay in full all accrued interest owing on this Note. Maker agrees to pay any resulting payments or amounts.

(e) Interest After Maturity and Application of All Payments. Interest shall accrue on unpaid principal and interest after maturity (whether by acceleration or lapse of time) until paid ☐ at the stated interest rate(s) under section 2(a), (b) or (c) above, as applicable, plus n/a percentage points ☒ at the stated interest rate of 3.890 %, calculated as provided in section 2(g) or (h), as applicable, below. All payments applied to this Note shall be applied in such order as Lender determines to interest, principal and payments due under this Note or any agreement securing this Note.

(f) ☐ Compounding. Prior to maturity (whether by acceleration or lapse of time), unpaid and past due interest shall bear interest from its due date at the stated interest rate then in effect for this Note under Section 2(a), (b) or (c) above, as applicable, calculated as provided in section 2(g) or (h), as applicable, below.

(g) ☐ Interest Calculation (Actual Days). Interest will be calculated by applying a daily interest rate for the actual number of days interest is owing, up to 365 days in a full year or 366 days in a full leap year. The daily interest rate will be calculated as follows:

[Check (1) or (2); only one shall apply.]

(1) ☐ 360 Day Rate Calculation. The daily interest rate will be calculated on the basis of a 360 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 360. Maker understands and agrees that calculating the daily interest rate using a 360 day year means the actual annual interest rate in a 365 day year and in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.

(2) ☐ 365 Day Rate Calculation. The daily interest rate will be calculated on the basis of a 365 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 365. Maker understands and agrees that calculating the daily interest rate using a 365 day year means the actual annual interest rate in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.

(h) ☒ Interest Calculation (30/360). Interest will be calculated by applying the applicable stated interest rate based on a 360 day year, counting each day as one thirtieth of a month and disregarding differences in lengths of months and years.

3. Other Charges. If any payment (other than the final payment) is not made on or before the 10th day after its due date, Lender may collect a delinquency charge of ☒ 5.000 % of the unpaid amount ☐ n/a. Maker agrees to pay a charge of \$ 15.00 for each check or electronic debit presented for payment under this Note which is returned unsatisfied.

4. Collateral Disclaimer. ☒ Lender disclaims as collateral security for this Note (i) any real estate mortgage or security agreement covering real property on which any building is located in a special flood hazard area, and (ii) any mobile home located in a special flood hazard area, when such collateral security arises under a mortgage or agreement between Lender ☒ and Maker ☒ and any indorser or guarantor of this Note or any other person providing collateral security for Maker's obligations; provided, however, Lender does not disclaim any such collateral security arising under a real estate mortgage or security agreement taken contemporaneously with this Note or real estate mortgage(s) or security agreement(s) in favor of Lender, whenever taken, from n/a dated n/a. A special flood hazard area is an area designated as such under the National Flood Insurance Program.

5. Renewal. ☒ This Note renews and does not satisfy or discharge a note Maker executed to Lender dated December 5, 2019

6. Prepayment. Full or partial prepayment of this Note ☐ is permitted at any time without penalty ☒ "See 13. Other Provisions"

THIS NOTE INCLUDES ADDITIONAL PROVISIONS ON PAGE 2.
Steggeman Investments LLC

(SEAL)

A Wisconsin Limited Liability Company
(Type of Organization)

Michael J. Steggeman, Member

(SEAL)

(SEAL)

(SEAL)

(SEAL)

929 N Astor Street Unit 2601

Milwaukee, WI 53202

(ADDRESS)

(PHONE)

FOR LENDER CLERICAL USE ONLY

Kory Hampton/Is, Vice Pres. Comm. Banking

Collateral: Multi Properties Mortgage & Assignment of Leases and Rents on all Properties; Unlimited
Personal Guaranty from Michael J. Steggeman

LOAN OFFICER

ADDITIONAL PROVISIONS

7. Default and Enforcement. Upon the occurrence of any one or more of the following events of default: (a) Maker fails to pay any amount when due under this Note or under any other instrument evidencing any indebtedness of Maker to Lender, (b) any representation or warranty made under this Note or information provided by Maker or any guarantor of this Note to Lender in connection with this Note is or was false or fraudulent in any material respect, (c) a material adverse change occurs in Maker's financial condition, (d) Maker fails to timely observe or perform any of the covenants or duties contained in this Note, (e) any guarantee of Maker's obligations under this Note is revoked or becomes unenforceable for any reason, (f) Maker, Maker's spouse or a surety or guarantor of this Note dies or ceases to exist, (g) an event of default occurs under any agreement securing this Note, or (h) Lender at any time believes in good faith that the prospect of payment or performance under this Note, under any other instrument evidencing any indebtedness of Maker to Lender or under any agreement securing this Note is impaired, then the unpaid balance shall, at the option of Lender, without notice, mature and become immediately payable. The unpaid balance shall automatically mature and become immediately payable in the event any Maker or any surety, indorser or guarantor for any of Maker's obligations under this Note becomes the subject of bankruptcy or other insolvency proceedings. Lender's receipt of any payment on this Note after the occurrence of an event of default shall not constitute a waiver of the default or the Lender's rights and remedies upon such default. Lender may waive any default without waiving any other subsequent or prior default by Maker. Lender may also fail or delay in exercising any right, power or remedy under this Note without waiving any such right, power or remedy. Lender's single or partial exercise of any right, power or remedy under this Note shall not preclude any other or further exercise of any right, power or remedy. To the extent not prohibited by law, Maker consents that venue for any legal proceeding relating to collection of this Note shall be, at Lender's option, the county in which Lender has its principal office in Wisconsin, the county and state in which any Maker resides or the county and state in which this Note was executed and Maker submits to the jurisdiction of any such court.

8. Security. Except for collateral disclaimed as security for this Note under section 4 on page 1 of this Note, this Note is secured by all existing and future security agreements and mortgages between Lender and Maker, between Lender and any indorser or guarantor of this Note, and between Lender and any other person providing collateral security for Maker's obligations, and payment may be accelerated according to any of them. Unless a lien would be prohibited by law or would render a nontaxable account taxable, Maker grants to Lender a security interest and lien in any deposit account Maker may at any time have with Lender. Lender may, at any time after an occurrence of an event of default, without notice or demand, set-off against any deposit balance or other money now or hereafter owed any Maker by Lender any amount unpaid under this Note.

9. Rights of Lender. All rights and remedies of Lender are cumulative and may be exercised from time to time together, separately, and in any order. Without affecting the liability of any Maker, indorser, surety, or guarantor, Lender may, without notice, accept partial payments, release or impair any collateral security for the payment of this Note or agree not to sue any party liable on it. Lender may apply prepayments, if permitted, to such future installments as it elects. Lender may without notice to Maker apply payments made by or for Maker to any obligations of Maker to Lender. Without affecting the liability of any indorser, surety or guarantor, Lender may from time to time, without notice, renew or extend the time for payment.

10. Obligations and Agreements of Maker. The obligations under this Note of all Makers are joint and several. All Makers, indorsers, sureties, and guarantors agree to pay all costs of collection before and after judgment, including reasonable attorneys' fees (including those incurred in successful defense or settlement of any counterclaim brought by Maker or incident to any action or proceeding involving Maker brought pursuant to the United States Bankruptcy Code) and waive presentment, protest, demand and notice of dishonor. Maker agrees to indemnify and hold harmless Lender, its directors, officers, employees and agents, for, from and against any and all claims, damages, judgments, penalties, and expenses, including reasonable attorneys' fees, arising directly or indirectly from credit extended under this Note or the activities of Maker. This indemnity shall survive payment of this Note. Each Maker acknowledges that Lender has not made any representations or warranties with respect to, and that Lender does not assume any responsibility to Maker for, the collectability or enforceability of this Note or the financial condition of any Maker. Each Maker has independently determined the collectability and enforceability of this Note. Maker represents that the legal name of Maker and the address of Maker's principal residence are as set forth on page 1. Maker shall not change its legal name or address without providing at least 30 days' prior written notice of the change to Lender.

11. Entire Agreement. THIS NOTE IS INTENDED BY LENDER AND MAKER AS A FINAL EXPRESSION OF THIS NOTE AND AS A COMPLETE AND EXCLUSIVE STATEMENT OF ITS TERMS, THERE BEING NO CONDITIONS TO THE ENFORCEABILITY OF THIS NOTE, AND THIS NOTE MAY NOT BE CONTRADICTED OR VARIED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OR DISCUSSIONS OF THE PARTIES TO THIS NOTE. THERE ARE NO ORAL AGREEMENTS AMONG THE PARTIES TO THIS NOTE. THIS NOTE MAY NOT BE SUPPLEMENTED OR MODIFIED EXCEPT IN WRITING SIGNED BY LENDER AND MAKER.

12. Interpretation. This Note benefits Lender, its successors and assigns, and binds Maker and Maker's heirs, personal representatives, successors and assigns. The validity, construction and enforcement of this Note are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. Invalidity or unenforceability of any provision of this Note shall not affect the validity or enforceability of any other provisions of this Note.

13. Other Provisions. If none stated there are no other provisions.
Unlimited Personal Guaranty from Michael J. Stegeman dated 08/17/17

5/4/3/2/1 Prepayment penalty language.

Partial prepayment of this Note is permitted at any time without penalty. However, notwithstanding anything to the contrary in this Note, upon full prepayment of this Note, Maker shall be obligated to pay Lender a prepayment penalty assessed as follows:

1. If the prepayment occurs before the first anniversary date of this Note, the prepayment penalty will equal five percent (5%) of the principal amount prepaid.
2. If the prepayment occurs on or after the first anniversary date of this Note, but before the second anniversary date of this Note, the prepayment penalty will equal four percent (4%) of the principal amount prepaid.
3. If the prepayment occurs on or after the second anniversary date of this Note, but before the third anniversary date of this Note, the prepayment penalty will equal three percent (3%) of the principal amount prepaid.
4. If the prepayment occurs on or after the third anniversary date of this Note, but before the fourth anniversary date of this Note, the prepayment penalty will equal two percent (2%) of the principal amount prepaid.
5. If the prepayment occurs on or after the fourth anniversary date of this Note but before the fifth anniversary date of this Note, the prepayment penalty will equal one percent (1%) of the principal amount prepaid.

The anniversary date of this Note shall be June 30th of each year.

FILED**10-14-2025****Anna Maria Hodges****Clerk of Circuit Court****2025CV008905****Honorable J. D. Watts-15****Branch 15**

EXHIBIT B
(Second Note)

DocuSign Envelope ID: 45A25856-7A1D-4D23-9BB1-009923E2BE3E

Renewal

Loan# 60017384

BUSINESS		eFPCO
W. B. A.	451 (4/20/20)	11221

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Steggeman Investments, LLC

BUSINESS NOTE

(Use only for business purpose loans)

Boxes checked are applicable.
Boxes not checked are inapplicable.

(MAKER) _____ (DATE) January 7, 2025 \$ 525,641.05

1. Promise to Pay and Payment Schedule. The undersigned ("Maker," whether one or more) promises to pay to the order of _____
Bank of Lake Mills ("Lender") at 136 E. Madison St
Lake Mills, Wisconsin, the sum of \$ 525,641.05, plus interest as set forth
below, according to the following schedule:
5 equal payments of \$4,726.98 are due on February 5, 2025 and on the same day(s) of each succeeding month thereafter, plus a final payment of
the unpaid principal and interest is due on July 5, 2025. All payments include principal and interest.

2. Interest. Interest shall accrue before maturity (whether by acceleration or lapse of time) at the stated interest rate(s) identified in section 2(a), (b) or (c) below (each a "stated interest rate"), as applicable, on the unpaid principal balance, calculated as provided in section 2(g) or (h), as applicable, below:

[Check (a), (b) or (c); only one shall apply.]

- (a) ☒ **Fixed Interest Rate.** 9.000 %
 (b) ☐ **Stepped Fixed Interest Rate.** n/a % until n/a and n/a % thereafter.
 (c) ☐ **Variable Interest Rate.** The stated interest rate is variable and will adjust to equal the Index Rate (as defined below), ☐ plus ☐ minus n/a percentage points. However, the stated interest rate shall not exceed n/a % and shall not be less than n/a %. ☐ The minimum stated interest rate shall not be applicable until the first rate change date. Until the first change date described below, the stated interest rate shall be n/a %. The stated interest rate shall be adjusted on the change dates provided below. The "Index Rate" is:
n/a

The Index Rate may or may not be the lowest rate charged by Lender. The stated interest rate shall be adjusted on the following change dates:
n/a

If the Index Rate ceases to be made available to Lender during the term of this Note, Lender may substitute a comparable Index.

- (d) **Payment Modification.** If section 2(b) or (c) above is checked, an adjustment in the stated interest rate will result in an increase or decrease in (1) ☐ the amount of each payment of interest, (2) ☐ the amount of the final payment, (3) ☐ the number of scheduled periodic payments sufficient to repay this Note in substantially equal payments, (4) ☐ the amount of each remaining payment of principal and interest so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date, (5) ☐ the amount of each remaining payment of principal and interest (other than the final payment) so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date based on the original amortization schedule used by Lender, plus the final payment of principal and interest, or (6) ☐ n/a

In addition, Lender is authorized to change the amount of periodic payments if and to the extent necessary to pay in full all accrued interest owing on this Note. Maker agrees to pay any resulting payments or amounts.

- (e) **Interest After Maturity and Application of All Payments.** Interest shall accrue on unpaid principal and interest after maturity (whether by acceleration or lapse of time) until paid ☐ at the stated interest rate(s) under section 2(a), (b) or (c) above, as applicable, plus n/a percentage points ☒ at the stated interest rate of 9.000 %, calculated as provided in section 2(g) or (h), as applicable, below. All payments applied to this Note shall be applied in such order as Lender determines to interest, principal and payments due under this Note or any agreement securing this Note.

- (f) ☐ **Compounding.** Prior to maturity (whether by acceleration or lapse of time), unpaid and past due interest shall bear interest from its due date at the stated interest rate then in effect for this Note under Section 2(a), (b) or (c) above, as applicable, calculated as provided in section 2(g) or (h), as applicable, below.

- (g) ☐ **Interest Calculation (Actual Days).** Interest will be calculated by applying a daily interest rate for the actual number of days interest is owing, up to 365 days in a full year or 366 days in a full leap year. The daily interest rate will be calculated as follows:

[Check (1) or (2); only one shall apply.]

- (1) ☐ **360 Day Rate Calculation.** The daily interest rate will be calculated on the basis of a 360 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 360. Maker understands and agrees that calculating the daily interest rate using a 360 day year means the actual annual interest rate in a 365 day year and in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.

- (2) ☐ **365 Day Rate Calculation.** The daily interest rate will be calculated on the basis of a 365 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 365. Maker understands and agrees that calculating the daily interest rate using a 365 day year means the actual annual interest rate in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.

- (h) ☒ **Interest Calculation (30/360).** Interest will be calculated by applying the applicable stated interest rate based on a 360 day year, counting each day as one thirtieth of a month and disregarding differences in lengths of months and years.

- 3. Other Charges.** If any payment (other than the final payment) is not made on or before the 10th day after its due date, Lender may collect a delinquency charge of ☒ 5.000 % of the unpaid amount ☐ n/a. Maker agrees to pay a charge of \$ 15.00 for each check or electronic debit presented for payment under this Note which is returned unsatisfied.

- 4. Collateral Disclaimer.** ☒ Lender disclaims as collateral security for this Note (i) any real estate mortgage or security agreement covering real property on which any building is located in a special flood hazard area, and (ii) any mobile home located in a special flood hazard area, when such collateral security arises under a mortgage or agreement between Lender ☒ and Maker ☒ and any indorser or guarantor of this Note or any other person providing collateral security for Maker's obligations; provided, however, Lender does not disclaim any such collateral security arising under a real estate mortgage or security agreement taken contemporaneously with this Note or real estate mortgage(s) or security agreement(s) in favor of Lender, whenever taken, from n/a

A special flood hazard area is an area designated as such under the National Flood Insurance Program.

- 5. Renewal.** ☒ This Note renews and does not satisfy or discharge a note Maker executed to Lender dated December 5, 2019

- 6. Prepayment.** Full or partial prepayment of this Note ☒ is permitted at any time without penalty ☐ n/a

THIS NOTE INCLUDES ADDITIONAL PROVISIONS ON PAGE 2.
Steggeman Investments, LLC

(SEAL)

A Wisconsin Limited Liability Company

(Type of Organization)

By Michael J. Steggeman
Michael J. Steggeman, Member

(SEAL)

(SEAL)

(SEAL)

(SEAL)

929 N Astor Street #2601 & 2603Milwaukee, WI 53202

(ADDRESS)

(PHONE)

FOR LENDER CLERICAL USE ONLY
Collateral: 929 N. Astor St., Unit 2601 & 2603, Milwaukee, WI.; Unlimited Personal Guaranty from
Michael J. Steggeman

Kory Hampton rt, Vice Pres. Comm.
Banking

LOAN OFFICER

ADDITIONAL PROVISIONS

7. Default and Enforcement. Upon the occurrence of any one or more of the following events of default: (a) Maker fails to pay any amount when due under this Note or under any other instrument evidencing any indebtedness of Maker to Lender, (b) any representation or warranty made under this Note or information provided by Maker or any guarantor of this Note to Lender in connection with this Note is or was false or fraudulent in any material respect, (c) a material adverse change occurs in Maker's financial condition, (d) Maker fails to timely observe or perform any of the covenants or duties contained in this Note, (e) any guarantee of Maker's obligations under this Note is revoked or becomes unenforceable for any reason, (f) Maker, Maker's spouse or a surety or guarantor of this Note dies or ceases to exist, (g) an event of default occurs under any agreement securing this Note, or (h) Lender at any time believes in good faith that the prospect of payment or performance under this Note, under any other instrument evidencing any indebtedness of Maker to Lender or under any agreement securing this Note is impaired, then the unpaid balance shall, at the option of Lender, without notice, mature and become immediately payable. The unpaid balance shall automatically mature and become immediately payable in the event any Maker or any surety, indorser or guarantor for any of Maker's obligations under this Note becomes the subject of bankruptcy or other insolvency proceedings. Lender's receipt of any payment on this Note after the occurrence of an event of default shall not constitute a waiver of the default or the Lender's rights and remedies upon such default. Lender may waive any default without waiving any other subsequent or prior default by Maker. Lender may also fail or delay in exercising any right, power or remedy under this Note without waiving any such right, power or remedy. Lender's single or partial exercise of any right, power or remedy under this Note shall not preclude any other or further exercise of any right, power or remedy. To the extent not prohibited by law, Maker consents that venue for any legal proceeding relating to collection of this Note shall be, at Lender's option, the county in which Lender has its principal office in Wisconsin, the county and state in which any Maker resides or the county and state in which this Note was executed and Maker submits to the jurisdiction of any such court.

8. Security. Except for collateral disclaimed as security for this Note under section 4 on page 1 of this Note, this Note is secured by all existing and future security agreements and mortgages between Lender and Maker, between Lender and any indorser or guarantor of this Note, and between Lender and any other person providing collateral security for Maker's obligations, and payment may be accelerated according to any of them. Unless a lien would be prohibited by law or would render a nontaxable account taxable, Maker grants to Lender a security interest and lien in any deposit account Maker may at any time have with Lender. Lender may, at any time after an occurrence of an event of default, without notice or demand, set-off against any deposit balance or other money now or hereafter owed any Maker by Lender any amount unpaid under this Note.

9. Rights of Lender. All rights and remedies of Lender are cumulative and may be exercised from time to time together, separately, and in any order. Without affecting the liability of any Maker, indorser, surety, or guarantor, Lender may, without notice, accept partial payments, release or impair any collateral security for the payment of this Note or agree not to sue any party liable on it. Lender may apply prepayments, if permitted, to such future installments as it elects. Lender may without notice to Maker apply payments made by or for Maker to any obligations of Maker to Lender. Without affecting the liability of any indorser, surety or guarantor, Lender may from time to time, without notice, renew or extend the time for payment.

10. Obligations and Agreements of Maker. The obligations under this Note of all Makers are joint and several. All Makers, Indorsers, sureties, and guarantors agree to pay all costs of collection before and after judgment, including reasonable attorneys' fees (including those incurred in successful defense or settlement of any counterclaim brought by Maker or incident to any action or proceeding involving Maker brought pursuant to the United States Bankruptcy Code) and waive presentment, protest, demand and notice of dishonor. Maker agrees to indemnify and hold harmless Lender, its directors, officers, employees and agents, for, from and against any and all claims, damages, judgments, penalties, and expenses, including reasonable attorneys' fees, arising directly or indirectly from credit extended under this Note or the activities of Maker. This indemnity shall survive payment of this Note. Each Maker acknowledges that Lender has not made any representations or warranties with respect to, and that Lender does not assume any responsibility to Maker for, the collectability or enforceability of this Note or the financial condition of any Maker. Each Maker has independently determined the collectability and enforceability of this Note. Maker represents that the legal name of Maker and the address of Maker's principal residence are as set forth on page 1. Maker shall not change its legal name or address without providing at least 30 days' prior written notice of the change to Lender.

11. Entire Agreement. THIS NOTE IS INTENDED BY LENDER AND MAKER AS A FINAL EXPRESSION OF THIS NOTE AND AS A COMPLETE AND EXCLUSIVE STATEMENT OF ITS TERMS, THERE BEING NO CONDITIONS TO THE ENFORCEABILITY OF THIS NOTE, AND THIS NOTE MAY NOT BE CONTRADICTED OR VARIED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OR DISCUSSIONS OF THE PARTIES TO THIS NOTE. THERE ARE NO ORAL AGREEMENTS AMONG THE PARTIES TO THIS NOTE. THIS NOTE MAY NOT BE SUPPLEMENTED OR MODIFIED EXCEPT IN WRITING SIGNED BY LENDER AND MAKER.

12. Interpretation. This Note benefits Lender, its successors and assigns, and binds Maker and Maker's heirs, personal representatives, successors and assigns. The validity, construction and enforcement of this Note are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. Invalidity or unenforceability of any provision of this Note shall not affect the validity or enforceability of any other provisions of this Note.

13. Other Provisions. If none stated there are no other provisions.
Unlimited Personal Guaranty from Michael J. Sleggeman dated May 9, 2019.

DS
X 

FILED**10-14-2025****Anna Maria Hodges****Clerk of Circuit Court****2025CV008905****Honorable J. D. Watts-15****Branch 15**

EXHIBIT C
(Third Note)

DocuSign Envelope ID: 7BF5FDF0-B220-460B-9309-64E0156CDF0A

Renewal

Loan#60009640

BUSINESS		eFIPCO
W. B. A.	451 (4/20/20)	11221

© 2020 Wisconsin Bankers Association/Distributed by FIPCO®
Steggeman Investments, LLC

BUSINESS NOTE

(Use only for business purpose loans)

Boxes checked are applicable.
Boxes not checked are inapplicable.

(MAKER) June 30, 2023 (DATE) \$ 94,333.28

1. Promise to Pay and Payment Schedule. The undersigned ("Maker," whether one or more) promises to pay to the order of Bank of Lake Mills ("Lender") at 136 E. Madison St Lake Mills, Wisconsin, the sum of \$ 94,333.28, plus interest as set forth below, according to the following schedule:
60 equal payments of \$803.78 are due on July 30, 2023 and on the same day(s) of each succeeding month thereafter, plus a final payment of the unpaid principal and interest is due on July 30, 2028. All payments include principal and interest.

2. Interest. Interest shall accrue before maturity (whether by acceleration or lapse of time) at the stated interest rate(s) identified in section 2(a), (b) or (c) below (each a "stated interest rate"), as applicable, on the unpaid principal balance, calculated as provided in section 2(g) or (h), as applicable, below:

[Check (a), (b) or (c); only one shall apply.]

- (a) ☒ **Fixed Interest Rate.** 8.250 %
 (b) ☐ **Stepped Fixed Interest Rate.** n/a % until n/a and n/a % thereafter.
 (c) ☐ **Variable Interest Rate.** The stated interest rate is variable and will adjust to equal the Index Rate (as defined below), ☐ plus ☐ minus n/a percentage points. However, the stated interest rate shall not exceed n/a % and shall not be less than n/a %. ☐ The minimum stated interest rate shall not be applicable until the first rate change date. Until the first change date described below, the stated interest rate shall be n/a %. The stated interest rate shall be adjusted on the change dates provided below. The "Index Rate" is:
n/a

The Index Rate may or may not be the lowest rate charged by Lender. The stated interest rate shall be adjusted on the following change dates:
n/a

If the Index Rate ceases to be made available to Lender during the term of this Note, Lender may substitute a comparable Index.

- (d) **Payment Modification.** If section 2(b) or (c) above is checked, an adjustment in the stated interest rate will result in an increase or decrease in (1) ☐ the amount of each payment of interest, (2) ☐ the amount of the final payment, (3) ☐ the number of scheduled periodic payments sufficient to repay this Note in substantially equal payments, (4) ☐ the amount of each remaining payment of principal and interest so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date, (5) ☐ the amount of each remaining payment of principal and interest (other than the final payment) so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date based on the original amortization schedule used by Lender, plus the final payment of principal and interest, or (6) ☐ n/a

In addition, Lender is authorized to change the amount of periodic payments if and to the extent necessary to pay in full all accrued interest owing on this Note. Maker agrees to pay any resulting payments or amounts.

- (e) **Interest After Maturity and Application of All Payments.** Interest shall accrue on unpaid principal and interest after maturity (whether by acceleration or lapse of time) until paid ☐ at the stated interest rate(s) under section 2(a), (b) or (c) above, as applicable, plus n/a percentage points ☒ at the stated interest rate of 8.250 %, calculated as provided in section 2(g) or (h), as applicable, below. All payments applied to this Note shall be applied in such order as Lender determines to interest, principal and payments due under this Note or any agreement securing this Note.
 (f) ☐ **Compounding.** Prior to maturity (whether by acceleration or lapse of time), unpaid and past due interest shall bear interest from its due date at the stated interest rate then in effect for this Note under Section 2(a), (b) or (c) above, as applicable, calculated as provided in section 2(g) or (h), as applicable, below.
 (g) ☐ **Interest Calculation (Actual Days).** Interest will be calculated by applying a daily interest rate for the actual number of days interest is owing, up to 365 days in a full year or 366 days in a full leap year. The daily interest rate will be calculated as follows:
 [Check (1) or (2); only one shall apply.]
 (1) ☐ **360 Day Rate Calculation.** The daily interest rate will be calculated on the basis of a 360 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 360. Maker understands and agrees that calculating the daily interest rate using a 360 day year means the actual annual interest rate in a 365 day year and in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.
 (2) ☐ **365 Day Rate Calculation.** The daily interest rate will be calculated on the basis of a 365 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 365. Maker understands and agrees that calculating the daily interest rate using a 365 day year means the actual annual interest rate in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.
 (h) ☒ **Interest Calculation (30/360).** Interest will be calculated by applying the applicable stated interest rate based on a 360 day year, counting each day as one thirtieth of a month and disregarding differences in lengths of months and years.

3. Other Charges. If any payment (other than the final payment) is not made on or before the 10th day after its due date, Lender may collect a delinquency charge of ☒ 5.000 % of the unpaid amount ☐ n/a. Maker agrees to pay a charge of \$ 15.00 for each check or electronic debit presented for payment under this Note which is returned unsatisfied.

4. Collateral Disclaimer. ☒ Lender disclaims as collateral security for this Note (i) any real estate mortgage or security agreement covering real property on which any building is located in a special flood hazard area, and (ii) any mobile home located in a special flood hazard area, when such collateral security arises under a mortgage or agreement between Lender ☒ and Maker ☒ and any indorser or guarantor of this Note or any other person providing collateral security for Maker's obligations; provided, however, Lender does not disclaim any such collateral security arising under a real estate mortgage or security agreement taken contemporaneously with this Note or real estate mortgage(s) or security agreement(s) in favor of Lender, whenever taken, from n/a.

A special flood hazard area is an area designated as such under the National Flood Insurance Program.

5. Renewal. ☒ This Note renews and does not satisfy or discharge a note Maker executed to Lender dated May 30, 2018.

6. Prepayment. Full or partial prepayment of this Note ☒ is permitted at any time without penalty ☐ n/a

THIS NOTE INCLUDES ADDITIONAL PROVISIONS ON PAGE 2.
Steggeman Investments, LLC

(SEAL)

A Wisconsin Limited Liability Company

Designated by: (Type of Organization)

By Michael J. Steggeman (SEAL)
Michael J. Steggeman, Member

(SEAL)

(SEAL)

(SEAL)

929 N Astor Street # 2404Milwaukee, WI 53202

(ADDRESS)

(PHONE)

Collateral: 1809 S 60th St., West Allis, WI.; Assignment of Leases and Rents; Unlimited Personal Guaranty from Michael J. Steggeman

FOR LENDER CLERICAL USE ONLY

Kory Hampton, Vice Pres. Comm.

Banking LOAN OFFICER

ADDITIONAL PROVISIONS

7. Default and Enforcement. Upon the occurrence of any one or more of the following events of default: (a) Maker fails to pay any amount when due under this Note or under any other instrument evidencing any indebtedness of Maker to Lender, (b) any representation or warranty made under this Note or information provided by Maker or any guarantor of this Note to Lender in connection with this Note is or was false or fraudulent in any material respect, (c) a material adverse change occurs in Maker's financial condition, (d) Maker fails to timely observe or perform any of the covenants or duties contained in this Note, (e) any guarantee of Maker's obligations under this Note is revoked or becomes unenforceable for any reason, (f) Maker, Maker's spouse or a surety or guarantor of this Note dies or ceases to exist, (g) an event of default occurs under any agreement securing this Note, or (h) Lender at any time believes in good faith that the prospect of payment or performance under this Note, under any other instrument evidencing any indebtedness of Maker to Lender or under any agreement securing this Note is impaired, then the unpaid balance shall, at the option of Lender, without notice, mature and become immediately payable. The unpaid balance shall automatically mature and become immediately payable in the event any Maker or any surety, indorser or guarantor for any of Maker's obligations under this Note becomes the subject of bankruptcy or other insolvency proceedings. Lender's receipt of any payment on this Note after the occurrence of an event of default shall not constitute a waiver of the default or the Lender's rights and remedies upon such default. Lender may waive any default without waiving any other subsequent or prior default by Maker. Lender may also fail or delay in exercising any right, power or remedy under this Note without waiving any such right, power or remedy. Lender's single or partial exercise of any right, power or remedy under this Note shall not preclude any other or further exercise of any right, power or remedy. To the extent not prohibited by law, Maker consents that venue for any legal proceeding relating to collection of this Note shall be, at Lender's option, the county in which Lender has its principal office in Wisconsin, the county and state in which any Maker resides or the county and state in which this Note was executed and Maker submits to the jurisdiction of any such court.

8. Security. Except for collateral disclaimed as security for this Note under section 4 on page 1 of this Note, this Note is secured by all existing and future security agreements and mortgages between Lender and Maker, between Lender and any indorser or guarantor of this Note, and between Lender and any other person providing collateral security for Maker's obligations, and payment may be accelerated according to any of them. Unless a lien would be prohibited by law or would render a nontaxable account taxable, Maker grants to Lender a security interest and lien in any deposit account Maker may at any time have with Lender. Lender may, at any time after an occurrence of an event of default, without notice or demand, set-off against any deposit balance or other money now or hereafter owed any Maker by Lender any amount unpaid under this Note.

9. Rights of Lender. All rights and remedies of Lender are cumulative and may be exercised from time to time together, separately, and in any order. Without affecting the liability of any Maker, indorser, surety, or guarantor, Lender may, without notice, accept partial payments, release or impair any collateral security for the payment of this Note or agree not to sue any party liable on it. Lender may apply prepayments, if permitted, to such future installments as it elects. Lender may without notice to Maker apply payments made by or for Maker to any obligations of Maker to Lender. Without affecting the liability of any indorser, surety or guarantor, Lender may from time to time, without notice, renew or extend the time for payment.

10. Obligations and Agreements of Maker. The obligations under this Note of all Makers are joint and several. All Makers, indorsers, sureties, and guarantors agree to pay all costs of collection before and after judgment, including reasonable attorneys' fees (including those incurred in successful defense or settlement of any counterclaim brought by Maker or incident to any action or proceeding involving Maker brought pursuant to the United States Bankruptcy Code) and waive presentment, protest, demand and notice of dishonor. Maker agrees to indemnify and hold harmless Lender, its directors, officers, employees and agents, for, from and against any and all claims, damages, judgments, penalties, and expenses, including reasonable attorneys' fees, arising directly or indirectly from credit extended under this Note or the activities of Maker. This indemnity shall survive payment of this Note. Each Maker acknowledges that Lender has not made any representations or warranties with respect to, and that Lender does not assume any responsibility to Maker for, the collectability or enforceability of this Note or the financial condition of any Maker. Each Maker has independently determined the collectability and enforceability of this Note. Maker represents that the legal name of Maker and the address of Maker's principal residence are as set forth on page 1. Maker shall not change its legal name or address without providing at least 30 days' prior written notice of the change to Lender.

11. Entire Agreement. THIS NOTE IS INTENDED BY LENDER AND MAKER AS A FINAL EXPRESSION OF THIS NOTE AND AS A COMPLETE AND EXCLUSIVE STATEMENT OF ITS TERMS. THERE BEING NO CONDITIONS TO THE ENFORCEABILITY OF THIS NOTE, AND THIS NOTE MAY NOT BE CONTRADICTED OR VARIED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OR DISCUSSIONS OF THE PARTIES TO THIS NOTE. THERE ARE NO ORAL AGREEMENTS AMONG THE PARTIES TO THIS NOTE. THIS NOTE MAY NOT BE SUPPLEMENTED OR MODIFIED EXCEPT IN WRITING SIGNED BY LENDER AND MAKER.

12. Interpretation. This Note benefits Lender, its successors and assigns, and binds Maker and Maker's heirs, personal representatives, successors and assigns. The validity, construction and enforcement of this Note are governed by the Internal laws of Wisconsin except to the extent such laws are preempted by federal law. Invalidity or unenforceability of any provision of this Note shall not affect the validity or enforceability of any other provisions of this Note.

13. Other Provisions. If none stated there are no other provisions.
 Unlimited Personal Guaranty from Michael J. Steggeman dated 08/17/2017.
 \$108,000 Mortgage dated May 30, 2018 as doc# 10780965.
 Assignment of Leases and Rents dated May 30, 2018 as doc# 10780966.

DS
 X MJS

FILED**10-14-2025****Anna Maria Hodges****Clerk of Circuit Court****2025CV008905****Honorable J. D. Watts-15****Branch 15**

EXHIBIT D
(Fourth Note)

DocuSign Envelope ID: FD2243B4-FE98-4174-9933-57253C63C8AE

Renewal

Loan# 60013133

BUSINESS	eFIPCO
W. B. A.	451 (4/20/20) 11221
© 2020 Wisconsin Bankers Association/Distributed by FIPCO® Steggeman Investments LLC	

BUSINESS NOTE

(Use only for business purpose loans)

Boxes checked are applicable.
Boxes not checked are inapplicable.

(MAKER) April 5, 2024 (DATE) \$ 170,726.06

1. **Promise to Pay and Payment Schedule.** The undersigned ("Maker," whether one or more) promises to pay to the order of Bank of Lake Mills ("Lender") at 136 E. Madison St Lake Mills, Wisconsin, the sum of \$ 170,726.06, plus interest as set forth below, according to the following schedule:
60 equal payments of \$1,557.46 are due on April 18, 2024 and on the same day(s) of each succeeding month thereafter, plus a final payment of the unpaid principal and interest is due on April 18, 2029. All payments include principal and interest.

2. **Interest.** Interest shall accrue before maturity (whether by acceleration or lapse of time) at the stated interest rate(s) identified in section 2(a), (b) or (c) below (each a "stated interest rate"), as applicable, on the unpaid principal balance, calculated as provided in section 2(g) or (h), as applicable, below:

[Check (a), (b) or (c); only one shall apply.]

- (a) ☒ **Fixed Interest Rate.** 9.250 %
 (b) ☐ **Stepped Fixed Interest Rate.** n/a % until n/a and n/a % thereafter.
 (c) ☐ **Variable Interest Rate.** The stated interest rate is variable and will adjust to equal the Index Rate (as defined below), ☐ plus ☐ minus n/a percentage points. However, the stated interest rate shall not exceed n/a % and shall not be less than n/a %. ☐ The minimum stated interest rate shall not be applicable until the first rate change date. Until the first change date described below, the stated interest rate shall be n/a %. The stated interest rate shall be adjusted on the change dates provided below. The "Index Rate" is:
n/a

The Index Rate may or may not be the lowest rate charged by Lender. The stated interest rate shall be adjusted on the following change dates:
n/a

If the Index Rate ceases to be made available to Lender during the term of this Note, Lender may substitute a comparable Index.

- (d) **Payment Modification.** If section 2(b) or (c) above is checked, an adjustment in the stated interest rate will result in an increase or decrease in (1) ☐ the amount of each payment of interest, (2) ☐ the amount of the final payment, (3) ☐ the number of scheduled periodic payments sufficient to repay this Note in substantially equal payments, (4) ☐ the amount of each remaining payment of principal and interest so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date, (5) ☐ the amount of each remaining payment of principal and interest (other than the final payment) so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date based on the original amortization schedule used by Lender, plus the final payment of principal and interest, or (6) ☐ n/a

In addition, Lender is authorized to change the amount of periodic payments if and to the extent necessary to pay in full all accrued interest owing on this Note. Maker agrees to pay any resulting payments or amounts.

- (e) **Interest After Maturity and Application of All Payments.** Interest shall accrue on unpaid principal and interest after maturity (whether by acceleration or lapse of time) until paid ☐ at the stated interest rate(s) under section 2(a), (b) or (c) above, as applicable, plus n/a percentage points ☒ at the stated interest rate of 9.250 %, calculated as provided in section 2(g) or (h), as applicable, below. All payments applied to this Note shall be applied in such order as Lender determines to interest, principal and payments due under this Note or any agreement securing this Note.
 (f) ☐ **Compounding.** Prior to maturity (whether by acceleration or lapse of time), unpaid and past due interest shall bear interest from its due date at the stated interest rate then in effect for this Note under Section 2(a), (b) or (c) above, as applicable, calculated as provided in section 2(g) or (h), as applicable, below.
 (g) ☒ **Interest Calculation (Actual Days).** Interest will be calculated by applying a daily interest rate for the actual number of days interest is owing, up to 365 days in a full year or 366 days in a full leap year. The daily interest rate will be calculated as follows:

[Check (1) or (2); only one shall apply.]

- (1) ☐ **360 Day Rate Calculation.** The daily interest rate will be calculated on the basis of a 360 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 360. Maker understands and agrees that calculating the daily interest rate using a 360 day year means the actual annual interest rate in a 365 day year and in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.
 (2) ☒ **365 Day Rate Calculation.** The daily interest rate will be calculated on the basis of a 365 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 365. Maker understands and agrees that calculating the daily interest rate using a 365 day year means the actual annual interest rate in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.
 (h) ☐ **Interest Calculation (30/360).** Interest will be calculated by applying the applicable stated interest rate based on a 360 day year, counting each day as one thirtieth of a month and disregarding differences in lengths of months and years.

3. **Other Charges.** If any payment (other than the final payment) is not made on or before the 10th day after its due date, Lender may collect a delinquency charge of ☒ 5.000 % of the unpaid amount ☐ n/a. Maker agrees to pay a charge of \$ 15.00 for each check or electronic debit presented for payment under this Note which is returned unsatisfied.

4. **Collateral Disclaimer.** ☒ Lender disclaims as collateral security for this Note (i) any real estate mortgage or security agreement covering real property on which any building is located in a special flood hazard area, and (ii) any mobile home located in a special flood hazard area, when such collateral security arises under a mortgage or agreement between Lender ☒ and Maker ☒ and any indorser or guarantor of this Note or any other person providing collateral security for Maker's obligations; provided, however, Lender does not disclaim any such collateral security arising under a real estate mortgage or security agreement taken contemporaneously with this Note or real estate mortgage(s) or security agreement(s) in favor of Lender, whenever taken, from n/a.

A special flood hazard area is an area designated as such under the National Flood Insurance Program.

5. **Renewal.** ☒ This Note renews and does not satisfy or discharge a note Maker executed to Lender dated February 18, 2019

6. **Prepayment.** Full or partial prepayment of this Note ☒ is permitted at any time without penalty ☐ n/a

THIS NOTE INCLUDES ADDITIONAL PROVISIONS ON PAGE 2
Steggeman Investments LLC

(SEAL)

A Wisconsin Limited Liability Company

Designated by: (Type of Organization)

By Michael J. Steggeman
Michael J. Steggeman, Member

(SEAL)

(SEAL)

(SEAL)

(SEAL)

929 Astor Street # 2404Milwaukee, WI 53202

(ADDRESS)

(PHONE)

FOR LENDER CLERICAL USE ONLY
Collateral: 1112 S 60th St, West Allis, WI.; Assignment of Leases and Rents on all Properties; Unlimited
Personal Guaranty from Michael J. Steggeman

Kory Hampton rt, Vice Pres. Comm.
Banking
LOAN OFFICER

ADDITIONAL PROVISIONS

7. Default and Enforcement. Upon the occurrence of any one or more of the following events of default: (a) Maker fails to pay any amount when due under this Note or under any other instrument evidencing any indebtedness of Maker to Lender, (b) any representation or warranty made under this Note or information provided by Maker or any guarantor of this Note to Lender in connection with this Note is or was false or fraudulent in any material respect, (c) a material adverse change occurs in Maker's financial condition, (d) Maker fails to timely observe or perform any of the covenants or duties contained in this Note, (e) any guarantee of Maker's obligations under this Note is revoked or becomes unenforceable for any reason, (f) Maker, Maker's spouse or a surety or guarantor of this Note dies or ceases to exist, (g) an event of default occurs under any agreement securing this Note, or (h) Lender at any time believes in good faith that the prospect of payment or performance under this Note, under any other instrument evidencing any indebtedness of Maker to Lender or under any agreement securing this Note is impaired, then the unpaid balance shall, at the option of Lender, without notice, mature and become immediately payable. The unpaid balance shall automatically mature and become immediately payable in the event any Maker or any surety, indorser or guarantor for any of Maker's obligations under this Note becomes the subject of bankruptcy or other insolvency proceedings. Lender's receipt of any payment on this Note after the occurrence of an event of default shall not constitute a waiver of the default or the Lender's rights and remedies upon such default. Lender may waive any default without waiving any other subsequent or prior default by Maker. Lender may also fail or delay in exercising any right, power or remedy under this Note without waiving any such right, power or remedy. Lender's single or partial exercise of any right, power or remedy under this Note shall not preclude any other or further exercise of any right, power or remedy. To the extent not prohibited by law, Maker consents that venue for any legal proceeding relating to collection of this Note shall be, at Lender's option, the county in which Lender has its principal office in Wisconsin, the county and state in which any Maker resides or the county and state in which this Note was executed and Maker submits to the jurisdiction of any such court.

8. Security. Except for collateral disclaimed as security for this Note under section 4 on page 1 of this Note, this Note is secured by all existing and future security agreements and mortgages between Lender and Maker, between Lender and any indorser or guarantor of this Note, and between Lender and any other person providing collateral security for Maker's obligations, and payment may be accelerated according to any of them. Unless a lien would be prohibited by law or would render a nontaxable account taxable, Maker grants to Lender a security interest and lien in any deposit account Maker may at any time have with Lender. Lender may, at any time after an occurrence of an event of default, without notice or demand, set-off against any deposit balance or other money now or hereafter owed any Maker by Lender any amount unpaid under this Note.

9. Rights of Lender. All rights and remedies of Lender are cumulative and may be exercised from time to time together, separately, and in any order. Without affecting the liability of any Maker, indorser, surety, or guarantor, Lender may, without notice, accept partial payments, release or impair any collateral security for the payment of this Note or agree not to sue any party liable on it. Lender may apply prepayments, if permitted, to such future installments as it elects. Lender may without notice to Maker apply payments made by or for Maker to any obligations of Maker to Lender. Without affecting the liability of any indorser, surety or guarantor, Lender may from time to time, without notice, renew or extend the time for payment.

10. Obligations and Agreements of Maker. The obligations under this Note of all Makers are joint and several. All Makers, indorsers, sureties, and guarantors agree to pay all costs of collection before and after judgment, including reasonable attorneys' fees (including those incurred in successful defense or settlement of any counterclaim brought by Maker or incident to any action or proceeding involving Maker brought pursuant to the United States Bankruptcy Code) and waive presentment, protest, demand and notice of dishonor. Maker agrees to indemnify and hold harmless Lender, its directors, officers, employees and agents, for, from and against any and all claims, damages, judgments, penalties, and expenses, including reasonable attorneys' fees, arising directly or indirectly from credit extended under this Note or the activities of Maker. This indemnity shall survive payment of this Note. Each Maker acknowledges that Lender has not made any representations or warranties with respect to, and that Lender does not assume any responsibility to Maker for, the collectability or enforceability of this Note or the financial condition of any Maker. Each Maker has independently determined the collectability and enforceability of this Note. Maker represents that the legal name of Maker and the address of Maker's principal residence are as set forth on page 1. Maker shall not change its legal name or address without providing at least 30 days' prior written notice of the change to Lender.

11. Entire Agreement. THIS NOTE IS INTENDED BY LENDER AND MAKER AS A FINAL EXPRESSION OF THIS NOTE AND AS A COMPLETE AND EXCLUSIVE STATEMENT OF ITS TERMS, THERE BEING NO CONDITIONS TO THE ENFORCEABILITY OF THIS NOTE, AND THIS NOTE MAY NOT BE CONTRADICTED OR VARIED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OR DISCUSSIONS OF THE PARTIES TO THIS NOTE. THERE ARE NO ORAL AGREEMENTS AMONG THE PARTIES TO THIS NOTE. THIS NOTE MAY NOT BE SUPPLEMENTED OR MODIFIED EXCEPT IN WRITING SIGNED BY LENDER AND MAKER.

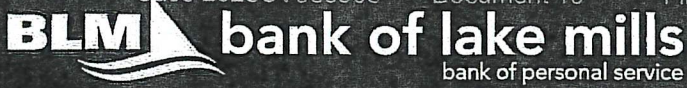
12. Interpretation. This Note benefits Lender, its successors and assigns, and binds Maker and Maker's heirs, personal representatives, successors and assigns. The validity, construction and enforcement of this Note are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. Invalidity or unenforceability of any provision of this Note shall not affect the validity or enforceability of any other provisions of this Note.

13. Other Provisions. If none stated there are no other provisions.
Unlimited Personal Guaranty from Michael J. Steggeman dated 08/17/2017
Mortgage for \$192,000 on Feb 18, 2019 doc#10849050; Assignment of Leases and Rents dated Feb 18, 2019, as doc# 10849049.

DS
X MJS

FILED**10-14-2025****Anna Maria Hodges****Clerk of Circuit Court****2025CV008905****Honorable J. D. Watts-15****Branch 15**

EXHIBIT E
(4/21/25 NOTICE)



Sent via U.S. Mail and Email

April 21, 2025

Steggeman Investments LLC
Attn. Mr. Michael Steggeman
929 N. Astor Street, Unit 2601
Milwaukee, WI 53202-3490
mikesteggeman@yahoo.com

Re: Loan Renewals

Dear Mr. Steggeman:

The following loans with our bank are scheduled to mature in the coming months.

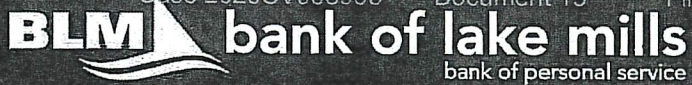
<u>Loan No.</u>	<u>Current Principal Balance</u>	<u>Maturity Date</u>
60017384	\$ 524,065.82	July 5, 2025
60011254	\$ 2,325,790.41	August 12, 2025
60012986	\$ 223,147.34	August 18, 2025

Before the bank will consider renewing these loans, the following items will need to be addressed:

- 1) Real estate tax payments are delinquent on most, if not all, of the properties that serve as collateral for these loans. All of these taxes will need to be paid current.
- 2) The bank will need to receive tax returns from 2023 and 2024.
- 3) Payments on these loans will all need to be current. The payment on Loan No. 60017384 is currently delinquent because you have not increased the amount transferred to your Bank of Lake Mills deposit account used to pay this loan. The account does not have sufficient funds to cover the new monthly payment amount. This will continue to be an issue each month and the loan will gradually get more delinquent if you do not address this.

All of these items will need to be addressed at least 30 days before the first maturity date listed above to allow the bank sufficient time to underwrite and consider the renewal. Completion of these items does not guarantee renewal of the loans. Renewal is subject to bank approval. If you do not fulfill these above requirements, the bank will not consider renewal of the loans and the full balance





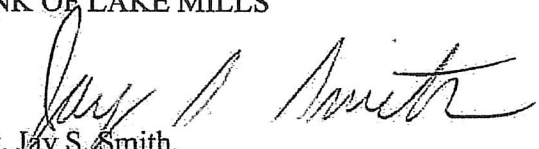
of each loan will become due as the loans mature. If the loans mature and are not refinanced or otherwise paid in full, the bank will eventually commence a foreclosure and/or other appropriate legal action to collect the loans.

Please provide the requested information to Kory Hampton. Your prompt attention and cooperation on these items is anticipated.

Sincerely,

BANK OF LAKE MILLS

By:


Atty. Jay S. Smith,
Correspondent Lending Director & General Counsel

jay@bankoflakemills.com

FILED
10-14-2025
Anna Maria Hodges
Clerk of Circuit Court
2025CV008905
Honorable J. D. Watts-15
Branch 15

EXHIBIT F
(8/6/25 and 9/11/25 Notices)

O'NEILCANNON**HOLLMAN DEJONG & LAING S.C.**John R. Schreiber • Attorney • john.schreiber@wilaw.com

August 6, 2025

Via U.S. Mail and Email

Steggeman Investments LLC
c/o Michael J. Steggeman
929 N. Astor Street, Unit 2601
Milwaukee, WI 53202
mikesteggeman@yahoo.com

Re: **NOTICE OF DEFAULTS** regarding Loan Numbers 60017384, 60011254, 60009640 and 60013133, **ACCELERATION OF LOAN BALANCES** and **DEMAND FOR PAYMENT**

Dear Mr. Steggeman:

Our law firm has been retained to represent Bank of Lake Mills regarding the above-referenced loans made to Steggeman Investments LLC (collectively, the "Loans").

As you are aware, the Business Note memorializing Loan No. 60017384 in the original principal amount of \$525,641.05 matured on July 5, 2025, at which time all principal, accrued interest and other sums due thereunder became immediately due and payable. Steggeman Investments, LLC is in default of said Business Note due to its failure to deliver payment of the matured obligation to Bank of Lake Mills. Please be advised that Bank of Lake Mills is not willing to extend the term of Loan No. 60017384, and arrangements must be made to pay off this loan in a prompt manner.

Please also be advised that, as a result of Steggeman Investments LLC's payment default under Loan No. 60017384, Steggeman Investments LLC is also deemed in default under Loan Nos. 60011254 (original principal amount of \$3,566,584.82), 60009640 (original principal amount of \$94,333.28), and 60013133 (original principal amount of \$170,726.06) pursuant to the cross-default provisions of the Business Notes memorializing each of the loans.

Accordingly, Bank of Lake Mills is entitled to, and hereby does, exercise its rights to accelerate each of the unpaid balances of principal, accrued interest and other sums that remain due under Loan Nos. 60011254, 60009640, and 60013133. The bank expects Steggeman Investments LLC to make prompt arrangements to find a means to refinance these Loans, or liquidate assets, to pay off each of the accelerated

August 6, 2025

Page 2

balances, the current amounts of which will be provided to you along with wiring instructions upon your readiness to pay off the same.

Bank of Lake Mills is willing to enter into a written agreement with Steggeman Investments LLC whereby the bank would agree to forbear from enforcing its rights and remedies under the defaulted and accelerated Loans for a brief period – time which will allow Steggeman Investments LLC an opportunity to refinance the Loans, as opposed to liquidating its assets.

Please contact me to acknowledge your interest in entering into a forbearance agreement. Upon receipt of such acknowledgement, I will draft such an agreement for your review which will contain all terms and conditions of forbearance.

Unless immediate arrangements are made to enter into a written forbearance agreement so that Steggeman Investments LLC may refinance the Loans to pay off the accelerated balances due Bank of Lake Mills, the bank will be left with no alternative but to commence legal action to enforce its rights and remedies under the Loans, which may include (without limitation) the filing of a civil action demanding a money judgment against Steggeman Investments LLC and yourself, individually, as a personal guarantor of payments due under the Loans, as well as foreclosure and sale of the various property mortgaged to secure repayment of the Loans.

Please note that this letter shall not serve as an offer of the terms of forbearance. Rather, any and all terms of forbearance shall be contained in a separate executed written agreement. Additionally, nothing contained in this communication or any delay on the part of the bank in exercising any of its rights and remedies under the Loans (including any of the loan documents executed in conjunction therewith) or under any applicable law shall be construed as or considered a waiver or modification thereof. The bank reserves all rights and remedies available to it under such loan documents and under applicable law.

Sincerely,



John R. Schreiber

c: Bank of Lake Mills (via email)
Dino Antonopoulos, Esq. (via email)

ONEILCANNON

HOLLMAN DEJONG & LAING S.C.

John R. Schreiber • Attorney • john.schreiber@wilaw.com

September 11, 2025

Via U.S. Mail and Email

Steggeman Investments LLC
c/o Michael J. Steggeman
929 N. Astor Street, Unit 2601
Milwaukee, WI 53202
mikesteggeman@yahoo.com

Re: Bank of Lake Mills
Loan Numbers 60017384, 60011254, 60009640 and 60013133

Dear Mr. Steggeman:

As I mentioned in my August 6, 2025 correspondence, our law firm represents Bank of Lake Mills regarding the above-referenced loans made to Steggeman Investments LLC (collectively, the "Loans").

My prior correspondence provided written notice of (a) Steggeman Investments, LLC's default under the Business Note memorializing Loan No. 60017384 in the original principal amount of \$525,641.05 due to its failure to deliver payment of the matured note obligation to Bank of Lake Mills, (b) Bank of Lake Mills' unwillingness to extend the term such loan, and (c) Steggeman Investments LLC's default under Loan Nos. 60011254 (original principal amount of \$3,566,584.82), 60009640 (original principal amount of \$94,333.28), and 60013133 (original principal amount of \$170,726.06) due to the cross-default provisions of the Business Notes memorializing each of the loans.

My prior correspondence also notified Steggeman Investments, LLC that Bank of Lake Mills may be willing to enter into a written agreement with Steggeman Investments LLC whereby the bank would agree to forbear from enforcing its rights and remedies under the defaulted and accelerated Loans for a brief period – time which would allow Steggeman Investments LLC an opportunity to refinance the Loans, as opposed to Bank of Lake Mills' liquidation of assets that have been pledged as collateral.

I have heard nothing from you since delivery of my August 6, 2025 correspondence, nor my additional attempts to reach you by telephone and email. Unless an

September 11, 2025
Page 2

agreement with written terms of forbearance is reached and executed within the next seven (7) days, Bank of Lake Mills will begin commencing efforts to foreclose the properties which have been mortgaged to secure the Loans. This will initially include ordering foreclosure title commitments for each of the properties pledged as collateral, the cost of which will be an additional obligation of Steggeman Investments, LLC. All time and expenses of the foreclosure lawsuit will also become additional obligations of Steggeman Investments, LLC owed to Bank of Lake Mills.

This is Bank of Lake Mills' final attempt to reach a voluntary resolution with Steggeman Investments, LLC. No further notice will be provided prior to initiating efforts and expending funds to commence lawsuits to foreclose collateral pledged to secure the Loans.

Please note that this letter shall not serve as an offer of terms of forbearance. Rather, any and all terms of forbearance shall be contained in a separate executed written agreement. Additionally, nothing contained in this communication or any delay on the part of the bank in exercising any of its rights and remedies under the Loans (including any of the loan documents executed in conjunction therewith) or under any applicable law shall be construed as or considered a waiver or modification thereof. The bank reserves all rights and remedies available to it under such loan documents and under applicable law.

Sincerely,



John R. Schreiber

c: Bank of Lake Mills (via email)
Dino Antonopoulos, Esq. (via email)

FILED**10-14-2025****Anna Maria Hodges****Clerk of Circuit Court****2025CV008905****Honorable J. D. Watts-15****Branch 15**

EXHIBIT G
(First Mortgage)

DOC # 10811398

RECORDED

09/13/2018 06:14 AM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:

FEE EXEMPT #:

This document has been electronically recorded and returned to the submitter.

W. B. A.	428B (4/16)	11429
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© 2016 Wisconsin Bankers Association Distributed by RPPCO

DOCUMENT NO.

REAL ESTATE MORTGAGE

(Use Only to Secure Business Transactions)

Steggeman Investments LLC (Parcels 1-10), 13-21 and 23-24), Michael J. Steggeman (Parcels 11-12 and 22)

("Mortgagor,"

whether one or more), whose address is 929 N Astor Street # 2404, Milwaukee, WI 53202

mortgages, conveys, assigns, grants a security interest in and warrants to Bank of Lake Mills

("Lender"),

whose address is 135 E. Madison St. Lake Mills, WI 53551

in consideration of the sum of Three Million Six Hundred Ninety-Eight Thousand Four Hundred Dollars and 00/100 Dollars

(\$ 3,698,400.00), loaned or to be loaned to Steggeman Investments LLC

("Borrower," whether one or more), by Lender, evidenced by Borrower's note(s) or agreement(s) dated September 12, 2018

the real estate described below, together with all privileges, hereditaments, easements and appurtenances, all rents, leases, issues and profits, all claims, awards and payments made as a result of the exercise of the right of eminent domain, all existing and future improvements and all goods that are or are to become fixtures (all called the "Property") to secure the Obligations described in paragraph 5, including, but not limited to, repayment of the sum stated above plus certain other debts, obligations and liabilities arising out of past, present and future credit granted by Lender. SINCE THIS MORTGAGE SECURES ALL OBLIGATIONS DESCRIBED IN PARAGRAPH 5, IT IS ACKNOWLEDGED AND AGREED THAT THIS MORTGAGE MAY SECURE OBLIGATIONS FROM TIME TO TIME IN A DOLLAR AMOUNT GREATER THAN THE DOLLAR AMOUNT STATED ABOVE.

☐ If checked here, and not in limitation of paragraph 5, this Mortgage is given to secure all sums advanced and re-advanced to Borrower by Lender from time to time under the revolving credit agreement between Borrower and Lender described above.

1, Description of Property. (This Property is not the homestead of Mortgagor.) See Real Estate Description on Attachment

Recording Area

Name and Return Address

Bank of Lake Mills
135 E Madison St
Lake Mills WI 53551

See Description

Parcel Identifier No.

☒ If checked here, description continues or appears on attached sheet(s).

☐ If checked here, this Mortgage is a construction mortgage.

☐ If checked here, Condominium Rider is attached.

2. Title. Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current taxes and assessments not yet due and n/a

3. Escrow. Interest will not be paid on escrowed funds if an escrow is required under paragraph 8(a).

4. Additional Provisions. This Mortgage includes the additional provisions on pages 2 and 3, which are made a part of this Mortgage.

ADDITIONAL PROVISIONS

5. **Mortgage as Security.** This Mortgage secures prompt payment to Lender of (a) the sum stated in the first paragraph of this Mortgage, plus interest and charges, according to the terms of the promissory note(s) or agreement(s) of Borrower to Lender identified in the first paragraph of this Mortgage, and any extensions, renewals or modifications of such promissory note(s) or agreement(s), plus (b) except as disclaimed below, all other debts, obligations and liabilities arising out of credit previously granted, credit contemporaneously granted and credit granted in the future by Lender to any Mortgagor, to any Mortgagor and another or to another guaranteed or endorsed by any Mortgagor, plus all interest and charges, plus (c) all costs and expenses of collection or enforcement (all called the "Obligations"). This Mortgage also secures the performance of all covenants, conditions and agreements contained in this Mortgage. This Mortgage does not secure and Lender disclaims this Mortgage as security for any consumer credit transaction governed by the Wisconsin Consumer Act, any loan governed by Chapter 428, Wisconsin Statutes, and any loan governed by the Federal Truth-in-Lending Act. Unless otherwise required by law, Lender will satisfy this Mortgage upon request by Mortgagor if (a) the Obligations have been paid according to their terms, (b) any commitment to make future advances secured by this Mortgage has terminated, (c) Lender has terminated any line of credit under which advances are to be secured by this Mortgage, and (d) all other payments required under this Mortgage and the Obligations and all other terms, conditions, covenants, and agreements contained in this Mortgage and the documents evidencing the Obligations have been paid and performed.

6. **Taxes.** To the extent not paid to Lender under paragraph 8(a), Mortgagor shall pay before they become delinquent all taxes, assessments and other charges which may be levied or assessed against the Property, against Lender upon this Mortgage or the Obligations or other debt secured by this Mortgage, or upon Lender's interest in the Property, and deliver to Lender receipts showing timely payment.

7. **Insurance.** Mortgagor shall keep the improvements on the Property insured against direct loss or damage occasioned by fire, flood, extended coverage perils and such other hazards as Lender may require, through insurers approved by Lender, in amounts, without co-insurance, not less than the unpaid balance of the Obligations or the full replacement value, whichever is less, and shall pay the premiums when due. The policies shall contain the standard mortgagee and lender loss payee clauses in favor of Lender, shall insure Lender notwithstanding any defenses of the insurer against Mortgagor and, unless Lender otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Lender. Subject to Lender's approval, Mortgagor is free to select the insurance agent or insurer through which insurance is obtained. Mortgagor shall promptly give notice of loss to insurance companies and Lender. All proceeds from such insurance shall be applied, at Lender's option, to the installments of the Obligations in the inverse order of their maturities (without penalty for prepayment) or to the restoration of the improvements on the Property, and Lender may require that such proceeds of insurance be deposited with it for these purposes. In the event of foreclosure of this Mortgage or other transfer of title to the Property, in extinguishment of the indebtedness secured hereby, all right, title, and interest of Mortgagor in and to any insurance then in force shall pass to the purchaser or grantee. If Mortgagor fails to keep any required insurance on the Property, Lender may purchase such insurance for Mortgagor, such insurance may be acquired by Lender solely to protect the interest of Lender (it will not cover Mortgagor's equity in the Property), and Mortgagor's obligation to repay Lender shall be in accordance with paragraph 10.

8. **Mortgagor's Covenants.** Mortgagor covenants and warrants:

- (a) **Escrow.** If an escrow is required by Lender, to pay Lender sufficient funds, at such times as Lender designates, to pay when due (1) the estimated annual real estate taxes and assessments on the Property, (2) all property and hazard insurance premiums, (3) flood insurance premiums, if any, (4) if payments owed under the Obligations are guaranteed by mortgage guaranty insurance, the premiums necessary to pay for such insurance, (5) the estimated costs to keep the Property in good and tenable condition and repair, and to restore and replace damaged or destroyed improvements and fixtures if it is reasonably determined by Lender that Mortgagor has failed to comply with the covenant under paragraph 8(b) below, and (6) other items agreed to be included in the escrow. Lender may estimate the amount of escrow funds due on the basis of current data and reasonable estimates of future expenditures of future escrow account funds or as otherwise required by applicable law. Lender shall apply the escrowed funds against taxes, assessments and insurance premiums when due or as otherwise required by law. Escrowed funds may be commingled with Lender's general funds. If the escrowed funds held by Lender exceed the amount permitted to be held by applicable law, Lender shall account to Mortgagor for the excess escrowed funds in a manner determined by Lender or as otherwise required by applicable law. If the escrowed funds held by Lender at any time are not sufficient to pay the escrow account items when due, Lender may notify Mortgagor in writing, and Mortgagor shall pay to Lender the amount necessary to make up the deficiency in a manner determined by Lender or as otherwise required by applicable law;
- (b) **Condition and Repair.** To keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures;
- (c) **Liens.** To keep the Property free from liens and encumbrances superior to the lien of this Mortgage and not described in paragraph 2;
- (d) **Other Mortgages.** To perform all of Mortgagor's obligations and duties under any other mortgage or security agreement on the Property and any obligation to pay secured by such a mortgage or security agreement;
- (e) **Waste.** Not to commit waste or permit waste to be committed upon the Property or abandon Property;
- (f) **Conveyance.** Not to sell, assign, lease, mortgage, convey or otherwise transfer any legal or equitable interest in all or part of the Property, or permit the same to occur without the prior written consent of Lender and, without notice to Mortgagor, Lender may deal with any transferee as to its interest in the same manner as with Mortgagor, without in any way discharging the liability of Mortgagor under this Mortgage or the Obligations;
- (g) **Alteration or Removal.** Not to remove, demolish or materially alter any part of the Property, without Lender's prior written consent, except Mortgagor may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility;
- (h) **Condemnation.** To pay to Lender all compensation received for the taking of the Property, or any part, by condemnation proceeding (including payments in compromise of condemnation proceedings), and all compensation received as damages for injury to the Property, or any part. The compensation shall be applied in such manner as Lender determines to rebuilding of the Property or to the Obligations in the inverse order of their maturities (without penalty for prepayment);
- (i) **Inspection.** Lender and its authorized representatives may enter the Property at reasonable times to inspect it, and at Lender's option to repair or restore the Property and to conduct environmental assessments and audits of the Property;
- (j) **Laws.** To comply with all laws, ordinances and regulations affecting the Property;
- (k) **Subrogation.** That Lender is subrogated to the lien of any mortgage or other lien discharged, in whole or in part, by the proceeds of the note(s) or agreement(s) identified in the first paragraph of this Mortgage; and
- (l) **Leases.** To pay and perform all obligations and covenants under and pursuant to the terms of each lease of all or any part of the Property required of Mortgagor, and to not cancel, accept a surrender of, modify, consent to an assignment of the lessor's interest under, or make any other assignment or other disposition of, any lease of all or any part of the Property or any interest of Mortgagor in the lease and to not collect or accept any payment of rent more than one month before it is due and payable.

9. **Environmental Laws.** Mortgagor represents, warrants and covenants to Lender (a) that during the period of Mortgagor's ownership or use of the Property no substance has been, is or will be present, used, stored, deposited, treated, recycled or disposed of on, under, in or about the Property in a form, quantity or manner which if known to be present on, under, in or about the Property would require clean-up, removal or some other remedial action ("Hazardous Substance") under any federal, state or local laws, regulations, ordinances, codes or rules ("Environmental Laws"); (b) that Mortgagor has no knowledge, after due inquiry, of any prior use or existence of any Hazardous Substance on the Property by any prior owner of or person using the Property; (c) that, without limiting the generality of the foregoing, Mortgagor has no knowledge, after due inquiry, that the Property contains asbestos, polychlorinated biphenyl components (PCBs) or underground storage tanks; (d) that there are no conditions existing currently or likely to exist during the term of this Mortgage which would subject Mortgagor to any damages, penalties, injunctive relief or clean-up costs in any governmental or regulatory action or third-party claims relating to any Hazardous Substance; (e) that Mortgagor is not subject to any court or administrative proceeding, judgment, decree, order or citation relating to any Hazardous Substance; and (f) that Mortgagor in the past has been, at the present is, and in the future will remain in compliance with all Environmental Laws. Mortgagor shall indemnify and hold harmless Lender, its directors, officers, employees and agents from all loss, cost (including reasonable attorneys' fees and legal expenses), liability and damage whatsoever directly or indirectly resulting from, arising out of, or based upon (i) the presence, use, storage, deposit, treatment, recycling or disposal, at any time, of any Hazardous Substance on, under, in or about the Property, or the transportation of any Hazardous Substance to or from the Property, (ii) the violation or alleged violation of any Environmental Law, permit, judgment or license relating to the presence, use, storage, deposit, treatment, recycling or disposal of any Hazardous Substance on, under, in or about the Property, or the transportation of any Hazardous Substance to or from the Property, or (iii) the imposition of any governmental lien for the recovery of environmental clean-up costs expended under any Environmental Law. Mortgagor shall immediately notify Lender in writing of any governmental or regulatory action or third-party claim instituted or threatened in connection with any Hazardous Substance on, in, under or about the Property.

10. **Authority of Lender to Perform for Mortgagor.** If Mortgagor fails to perform any of Mortgagor's duties set forth in this Mortgage, including, without limitation, preserving and insuring the Property, not committing waste or abandoning the Property, keeping the Property free of liens or encumbrances other than those approved by Lender, keeping the Property in good and tenable condition and repair, and complying with all laws, ordinances and regulations affecting the Property, Lender may after giving Mortgagor any notice and opportunity to perform which are required by law, perform the covenants or duties or cause them to be performed, or take such other action as may be necessary to protect Lender's interest in the Property and to secure and repair the Property. Such actions may include, without limitation, assessing the value of the Property, paying liens that become superior to this Mortgage and making any other payments required, signing Mortgagor's name, engaging an attorney, appearing in court and paying reasonable attorneys' fees, and entering the Property to make repairs, change locks, replace and board up doors and windows, drain water from pipes, eliminate building code violations and dangerous conditions and maintain appropriate utilities to the Property. Any such amounts expended by Lender shall be due on demand and secured by this Mortgage, bearing interest at the highest rate stated in any document evidencing an Obligation, but not in excess of the maximum rate permitted by law, from the date of expenditure by Lender to the date of payment by Mortgagor.

11. **Default; Acceleration; Remedies.** If (a) there is a default under any Obligation secured by this Mortgage, or (b) Mortgagor fails timely to observe or perform any of Mortgagor's covenants, warranties or duties contained in this Mortgage, then, at the option of Lender each Obligation will become immediately due and payable unless notice to Mortgagor or Borrower and an opportunity to cure are required by applicable law or the document evidencing the Obligation and, in that event, the Obligation will become due and payable if the default is not cured as provided in the document evidencing the Obligation or as otherwise provided by law. If Lender exercises its option to accelerate, the unpaid principal and interest owed on the Obligation, together with all sums paid by Lender as authorized or required under this Mortgage or any Obligation, shall be collectible in a suit at law or by foreclosure of this Mortgage by action, or both, or by the exercise of any other remedy available at law or equity.

12. **Waiver and Consent.** Lender may waive any default without waiving any other subsequent or prior default by Mortgagor. Each Mortgagor who is not also a Borrower expressly consents to and waives notice of the following without affecting the liability of any such Mortgagor: (a) the creation of any present or future Obligations, default under any Obligations, proceedings to collect from any Borrower or anyone else, (b) any surrender, release, impairment, sale or other disposition of any security or collateral for the Obligations, (c) any release or agreement not to sue any guarantor or surety of the Obligations, (d) any failure to perfect Lender's security interest in or realize upon any security or collateral for the Obligations, (e) any failure to realize upon any of the Obligations or to proceed against any Borrower or any guarantor or surety, (f) any renewal or extension of the time of payment, (g) any determination of the allocation and application of payments and credits and acceptance of partial payments, (h) any application of the proceeds of disposition of any collateral for the Obligations to any obligation of any Mortgagor or Borrower secured by such collateral in such order and amounts as it elects, (i) any determination of what, if anything, may at any time be done with reference to any security or collateral, and (j) any settlement or compromise of the amount due or owing or claimed to be due or owing from any Borrower, guarantor or surety.

13. **Assignment of Rents and Leases.** Mortgagor conveys, assigns and transfers to Lender, as additional security for the Obligations, all leases of all or any part of the Property, whether oral or written, now or hereafter entered into by Mortgagor, together with any and all extensions and renewals of any leases, and all rents which become or remain due or are paid under any agreement or lease for the use or occupancy of any part or all of the Property. Until the occurrence of an event of default under this Mortgage or any Obligation, Mortgagor has a license to collect the rents, issues and profits (the "Rents") from the Property. Upon or any time after the occurrence of such an event of default and the expiration of any applicable cure period described in paragraph 11, and lapse of any applicable grace, notice or cure period provided in any document evidencing such Obligation, the license granted Mortgagor to collect the Rents shall automatically and immediately terminate and Mortgagor shall hold all Rents (whether paid before or after an event of default) in trust for the use and benefit of Lender, and Lender may, at its option, without any further notice, either in person or by agent, with or without taking possession of or entering the Property, with or without bringing any action or proceeding, or by a receiver to be appointed by a court, collect all of the Rents payable under the leases. All such payments shall be applied in such manner as Lender determines to payments required under this Mortgage and the Obligations. This Assignment shall be enforceable and Lender shall be entitled to take any action to enforce the assignment (including notice to the tenants to pay directly to Lender or the commencement of a foreclosure action) without seeking or obtaining the appointment of a receiver or possession of the Property. Any entering upon and taking possession of the Property, and collection of Rents, and any application of Rents as allowed by this Mortgage shall not cure or waive any default or waive, modify or affect notice of default under this Mortgage or invalidate any act done pursuant to such notice, and not in any way operate to prevent Lender from pursuing any other remedy which it now or hereafter may have under the terms or conditions of this Mortgage, any document evidencing any Obligation or any other instrument securing the Obligations.

14. **Power of Sale.** In the event of foreclosure, Lender may sell the Property at public sale and execute and deliver to the purchasers deeds of conveyance pursuant to statute. In the event of a foreclosure in which the court determines that the property is abandoned under §848.102, Wis. Stats., and as the same may be amended or renumbered from time to time, Lender may sell the Property at public sale in accordance with that statute.

15. **Receiver.** Upon the commencement or during the pendency of an action to foreclose this Mortgage, or enforce any other remedies of Lender under it, without regard to the adequacy or inadequacy of the Property as security for the Obligations, Mortgagor agrees that the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied as the court may direct.

16. **Foreclosure Without Deficiency Judgment.** If the Property is a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit charitable organization, Mortgagor agrees to the provisions of §848.101 Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right of judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less three months after a foreclosure judgment is entered. If the Property is other than a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit charitable organization, Mortgagor agrees to the provisions of §848.103, Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate three months after a foreclosure judgment is entered.

17. **Expenses.** Mortgagor shall pay all reasonable costs and expenses before and after judgment, including, without limitation, attorneys' fees, appraisal fees, fees and expenses for environmental assessments, inspections and audits, and fees and expenses for obtaining title evidence incurred by Lender in protecting or enforcing its rights under this Mortgage.

18. **Successors and Assigns.** The obligations of all Mortgagors are joint and several. This Mortgage benefits Lender, its successors and assigns, and binds Mortgagor(s) and their respective heirs, personal representatives, successors and assigns.

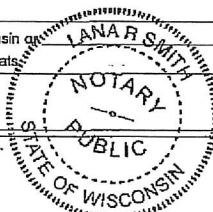
19. **Interpretation.** The validity, construction and enforcement of this Mortgage are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. All references in this Mortgage to sections of the Wisconsin Statutes are to those sections as they may be renumbered from time to time. Invalidity of any provision of this Mortgage will not affect the validity of any other provision. This Mortgage is intended by Mortgagor and Lender as a final expression of this Mortgage and as a complete and exclusive statement of its terms, there being no conditions to the enforceability of this Mortgage. This Mortgage may not be supplemented or modified except in writing.

20. **Other Provisions.** (If none are stated below, there are no other provisions.)

The undersigned agrees to the terms of this Mortgage and acknowledges receipt of an exact copy of this Mortgage.

Signed and Sealed September 12, 2018

Steggeman Investments LLC (Parcels 1-10), 13-21 and 23-24), Michael J. Steggeman (Parcels 11-12 and 22), A Wisconsin Limited Liability (SEAL)
By: [Signature] (SEAL)
By: [Signature] (SEAL)
Michael J. Steggeman Individually (SEAL)
(SEAL)

AUTHENTICATION		OR	ACKNOWLEDGMENT	
Signatures of _____		STATE OF Wisconsin } ss.		
_____		County of Jefferson		
authenticated this _____ day of _____		This instrument was acknowledged before me on September 12, 2018		
_____		by Michael J. Steggeman and Michael J. Steggeman		
_____		_____		
Title: Member State Bar of Wisconsin		(Name(s) of person(s))		
authorized under §706.06, Wis. Stats.		as Member and Individually		
This instrument was drafted by Bank of Lake Mills		(Type of authority, e.g., officer, trustee, etc., if any)		
Type or print name signed above.		Steggeman Investments LLC (Parcels 1-10), 13-21 and 23-24), Michael J. Steggeman (Parcels 11-12 and 22)		
		<u>[Signature]</u> Notary Public, Wisconsin My Commission Expires October 7, 2018		

Parcel 1: 2385 North Calhoun Road, Brookfield (BRC-1072-128)

LOT 23, IN BLOCK 3, IN MAPLE HILLS, BEING A PART OF THE EAST ½ OF THE SOUTHEAST ¼ AND NORTHEAST ¼ OF SECTION 16, IN TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

Parcel 2: 925 West Eula Court, Glendale (233-1065-000)

THE NORTH 165 FEET OF LOT 4, BLOCK 5, ASSESSMENT SUBDIVISION NO. 75, BEING A PART OF LOT 128, IN COMSTOCK AND WILLIAMS SUBDIVISION OF GOVERNMENT LOTS 1 TO 5 INCLUSIVE, IN SECTION 5, SOUTHEAST ¼ OF SECTION 5, AND NORTHWEST ¼ OF SECTION 4, TOWN 7 NORTH, RANGE 22 EAST, CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Parcel 3: 4760 North 118th Street, Wauwatosa (219-0007-02)

LOT NINE (9), AND THE NORTH 13.50 FEET OF LOT TEN (10), AND THE WEST ONE-HALF (1/2) OF THAT PART OF THE VACATED ALLEY ADJOINING SAID PREMISES ON THE EAST IN BLOCK TWO (2) IN CLARKE'S SUBDIVISION, BEING A PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION SIX (6), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, STATE OF WISCONSIN.

Parcel 4: 2342 South 76th Street, West Allis (489-0355-000)

LOT 30 AND THE NORTH 15 FEET OF LOT 29, IN BLOCK 4, IN AGNEW'S HIGHLAND ACRES NO. 2, BEING PART OF THE NORTHWEST ¼ OF SECTION 10, IN TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Parcel 5: 4300 North 100th Street, Wauwatosa (254-0245-00)

LOT 16, IN BLOCK 1, IN BROOKLYN TERRACE, BEING A PART OF THE SOUTHEAST ¼ OF SECTION 5, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA AND THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

Parcel 6: 7624 North Seneca Road, Fox Point (091-0109-000)

LOT TEN (10) BLOCK TWO (2) CALUMET DOWNS BEING A SUBDIVISION OF A PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHT (8) NORTH, RANGE TWENTY-TWO (22) EAST, VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

Parcel 7: 5237 North 26th Street, Glendale (194-0019-000)

LOT 20, IN BLOCK 1, IN LINCOLN PARK HIGHLANDS NO. 3, BEING A RE-SUBDIVISION OF LOT 4, CHARLOTTE A. QUENTIN'S SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST ¼ OF SECTION 31, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

Parcel 8: 2052 South 85th Street, West Allis (478-0017-000)

LOT 17, IN BLOCK 1, IN ASSESSOR'S PLAT NO. 254, THAT PART OF THE SOUTHWEST ¼ OF SECTION 4, IN TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Parcel 9: 5016 North Lydell Avenue, Whitefish Bay (203-2098-000)

THE NORTH 16 FEET OF LOT 18, ALL OF LOT 19 AND THE SOUTH 7 FEET OF LOT 20, IN BLOCK 4, IN ROSEFELT-SPEER ADDITION NO. 1, BEING A PART OF THE SOUTHEAST ¼ OF SECTION 32, IN TOWNSHIP 8 NORTH, RANGE 22 EAST IN THE VILLAGE OF WHITEFISH BAY, MILWAUKEE COUNTY, WISCONSIN.

Parcel 10: 3431 North 107th Street, Wauwatosa (295-0254-00)

LOT NUMBERED ELEVEN (11), IN BLOCK NUMBERED ONE (1), IN CURRIE PARKWAY, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION NUMBERED EIGHT (8), IN TOWNSHIP SEVEN (7) NORTH, RANGE NUMBERED TWENTY-ONE (21) EAST, IN THE CITY OF WAUWATOSA, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Parcel 11: 5356 North Bethmaur Lane, Glendale (194-2128-000)

PART OF LOT 7 IN CHARLOTTE A. QUENTIN'S SUBDIVISION, OF THE NORTHWEST ¼ OF SECTION 31, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING 1080 FEET NORTH AND 660 FEET EAST OF THE SOUTHWEST CORNER OF NORTHWEST ¼ OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 22 EAST, THENCE EAST 130 FEET, THENCE NORTH 82 FEET, THENCE WEST 130 FEET, THENCE SOUTH 82 FEET TO THE PLACE OF BEGINNING; RESERVING THEREFROM THE WEST 30 FEET FOR ROAD PURPOSES.

Parcel 12: 5533 North Argyle Avenue, Glendale (194-2024-000)

LOT 9, IN BLOCK 4, IN CRESTWOOD ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 31, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND A PART OF LOT 9, IN CHARLOTTE A. QUENTIN'S SUBDIVISION, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

Parcel 13: 8023 North 45th Street, Brown Deer (066-0171)

LOT 4, IN BLOCK 3, IN NOONAN HEIGHTS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE VILLAGE OF BROWN DEER, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Parcel 14: 3307 West Lynndale Avenue, Greenfield (553-0446-000)

LOT 35, BLOCK 14, LYNNDAL NO. 2, A SUBDIVISION OF A PART OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF GREENFIELD, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

Parcel 15: 1442 South 57th Street, West Allis (438-0620-000)

THE NORTH 22.5 FEET OF LOT 53 AND THE SOUTH 15 FEET OF LOT 54 IN BLOCK 6 IN BRACKEN BRAE GARDENS, A PART OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 21 EAST, AND PART OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Parcel 16: 1340 South 63rd Street, West Allis (439-0312-000)

LOT 26, IN BLOCK 6, IN RE-SUBDIVISION OF SOLDIERS HOME HEIGHTS COMPANY'S SUBDIVISION, IN THE SOUTHWEST ¼ OF SECTION 34, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Parcel 17: 5726 North Sievers Place, Greendale (167-0192-000)

LOT 27, IN BLOCK 1, IN RIVER FOREST, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST ¼ OF SECTION 29, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, STATE OF WISCONSIN.

Parcel 18: 1170 Georges Avenue, Brookfield (BRC 140.171)

LOT 15, IN BLOCK 10, IN GREENFIELD HEIGHTS ESTATES, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 33, IN TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE CITY OF BROOKFIELD, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

Parcel 19: 1508 East Olive Street, Shorewood (240-0337-000)

LOT 18 IN BLOCK 4 IN SHOREWOOD PARK, BEING A SUBDIVISION OF WEST 40 ACRES OF THE EAST 80 ACRES OF THE SOUTH 130 ACRES OF THE SOUTHEAST ¼ OF SECTION 4, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE VILLAGE OF SHOREWOOD, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Parcel 20: 4610 North River Park Boulevard, Glendale (233-1020-000)

LOT 3, IN BLOCK 2, IN ASSESSMENT SUBDIVISION NO. 75, BEING A PART OF LOT 128 OF COMSTOCK AND WILLIAMS SUBDIVISION OF GOVERNMENT LOTS 1 TO 5 INCLUSIVE, IN SECTION 5, IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 5 AND NORTHWEST $\frac{1}{4}$ OF SECTION 4, ALL IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

Parcel 21: 9438 North Port Washington Road, Bayside (015-0020-000)

LOT 1, IN BLOCK 1, IN ORCHARD HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 5, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF BAYSIDE, MILWAUKEE COUNTY, WISCONSIN.

Parcel 22: 3315 West Burgundy Court, Mequon (14-070-0081-000)

LOT 81, IN LAC DU COURS, BEING A SUBDIVISION OF A PART OF THE NORTHWEST $\frac{1}{4}$, SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$; NORTHWEST $\frac{1}{4}$, NORTHEAST $\frac{1}{4}$, SOUTHWEST $\frac{1}{4}$, SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$; AND THE NORTHWEST $\frac{1}{4}$, NORTHEAST $\frac{1}{4}$, SOUTHEAST $\frac{1}{4}$, OF SOUTHWEST $\frac{1}{4}$ OF SECTION 36, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

Parcel 23: 6663 Hillside Lane, Wauwatosa (384-0186-00)

LOT 43 IN BLOCK 4 IN HYDE PARK, OF PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 27, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

Parcel 24: 4766 North 118th Street, Wauwatosa (219-0007-01)

LOT 8 AND THE WEST 7 $\frac{1}{2}$ FEET OF VACATED ALLEY ABUTTING SAID PREMISES ON THE EAST IN BLOCK 2 IN CLARKE'S SUBDIVISION, BEING A PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 6, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY.

FILED**10-14-2025****Anna Maria Hodges****Clerk of Circuit Court****2025CV008905****Honorable J. D. Watts-15****Branch 15**

EXHIBIT H
(Second Mortgage)

Electronically Recorded
4360674

WAUKESHA COUNTY, WI
REGISTER OF DEEDS
James R Behrend

Recorded On: 09/13/2018 9:50:35 AM

Total Fee: \$30.00 Page(s): 3

Transfer Tax: \$0.00

The above recording information verifies that
this document has been electronically
recorded and returned to the submitter.

W. B. A.	4288 (4/16)	11429
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DOCUMENT NO.

REAL ESTATE MORTGAGE

(Use Only to Secure Business Transactions)

Steggeman Investments LLC (Parcels 1-10, 13-21 and 23-24, Michael J. Steggeman
(Parcels 11-12 and 22), An Unmarried Individual and Steggeman Investments LLC

("Mortgagor,"
whether one or more), whose address is 929 N Astor Street # 2404, Milwaukee, WI
53202

mortgages, conveys, assigns, grants a security interest in and
warrants to Bank of Lake Mills

("Lender"),
whose address is 136 E. Madison St, Lake Mills, WI 53551

in consideration of the sum of Three Million Six Hundred Ninety-Eight Thousand Four
Hundred Dollars and 00/100 Dollars
(\$ 3,698,400.00), loaned or to be loaned to Steggeman Investments LLC

("Borrower," whether one or more) by Lender, evidenced by Borrower's note(s) or
agreement(s) dated September 12, 2018

the real estate described below, together with all privileges, hereditaments, easements and
appurtenances, all rents, leases, issues and profits, all claims, awards and payments made
as a result of the exercise of the right of eminent domain, all existing and future
improvements and all goods that are or are to become fixtures (all called the "Property") to
secure the Obligations described in paragraph 5, including, but not limited to, repayment of
the sum stated above plus certain other debts, obligations and liabilities arising out of past,
present and future credit granted by Lender. **SINCE THIS MORTGAGE SECURES ALL
OBLIGATIONS DESCRIBED IN PARAGRAPH 5, IT IS ACKNOWLEDGED AND AGREED
THAT THIS MORTGAGE MAY SECURE OBLIGATIONS FROM TIME TO TIME IN A
DOLLAR AMOUNT GREATER THAN THE DOLLAR AMOUNT STATED ABOVE.**

☐ If checked here, and not in limitation of paragraph 5, this Mortgage is given to secure
all sums advanced and re-advanced to Borrower by Lender from time to time under the
revolving credit agreement between Borrower and Lender described above.

1. Description of Property. (This Property is not the homestead of Mortgagor.)

Lot 23, in Block 3, in Maple Hills, being a part of the East 1/4 of the Southeast 1/4 and Northeast 1/4 of Section 16, in Township 7 North, Range 20 East, in
the City of Brookfield, Waukesha County, Wisconsin.

Address: 2385 North Catholín Road, Brookfield, WI. 53005
Tax Parcel ID: BRC 107228 **1-28**

Lot 15, in Block 10, in Greenfield Heights Estates, being a Subdivision of part of the East 1/4 of the Southeast 1/4 of Section 33, in Township 7 North,
Range 20 East, in the City of Brookfield, County of Waukesha, State of Wisconsin.

Address: 1170 Georges Avenue, Brookfield, WI. 53045

BEC 1140.141

☐ If checked here, description continues or appears on attached sheet(s).

☐ If checked here, this Mortgage is a construction mortgage.

☐ If checked here, Condominium Rider is attached.

2. Title. Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current
taxes and assessments not yet due and n/a

3. Escrow. Interest will not be paid on escrowed funds if an escrow is required under paragraph 8(a).

4. Additional Provisions. This Mortgage includes the additional provisions on pages 2 and 3, which are made a part of this Mortgage.

ADDITIONAL PROVISIONS

5. **Mortgage as Security.** This Mortgage secures prompt payment to Lender of (a) the sum stated in the first paragraph of this Mortgage, plus interest and charges, according to the terms of the promissory note(s) or agreement(s) of Borrower to Lender identified in the first paragraph of this Mortgage, and any extensions, renewals or modifications of such promissory note(s) or agreement(s), plus (b) except as disclaimed below, all other debts, obligations and liabilities arising out of credit previously granted, credit contemporaneously granted and credit granted in the future by Lender to any Mortgagee, to any Mortgagee and another or to another guaranteed or endorsed by any Mortgagee, plus all interest and charges, plus (c) all costs and expenses of collection or enforcement (all called the "Obligations"). This Mortgage also secures the performance of all covenants, conditions and agreements contained in this Mortgage. This Mortgage does not secure and Lender disclaims this Mortgage as security for any consumer credit transaction governed by the Wisconsin Consumer Act, any loan governed by Chapter 428, Wisconsin Statutes, and any loan governed by the Federal Truth-in-Lending Act. Unless otherwise required by law, Lender will satisfy this Mortgage upon request by Mortgagee if (a) the Obligations have been paid according to their terms, (b) any commitment to make future advances secured by this Mortgage has terminated, (c) Lender has terminated any line of credit under which advances are to be secured by this Mortgage, and (d) all other payments required under this Mortgage and the Obligations and all other terms, conditions, covenants, and agreements contained in this Mortgage and the documents evidencing the Obligations have been paid and performed.

6. **Taxes.** To the extent not paid to Lender under paragraph 8(a), Mortgagee shall pay before they become delinquent all taxes, assessments and other charges which may be levied or assessed against the Property, against Lender upon this Mortgage or the Obligations or other debt secured by this Mortgage, or upon Lender's interest in the Property, and deliver to Lender receipts showing timely payment.

7. **Insurance.** Mortgagee shall keep the improvements on the Property insured against direct loss or damage occasioned by fire, flood, extended coverage perils and such other hazards as Lender may require, through insurers approved by Lender, in amounts, without co-insurance, not less than the unpaid balance of the Obligations or the full replacement value, whichever is less, and shall pay the premiums when due. The policies shall contain the standard mortgagee and lender loss payee clauses in favor of Lender, shall insure Lender notwithstanding any defenses of the insurer against Mortgagee and, unless Lender otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Lender. Subject to Lender's approval, Mortgagee is free to select the insurance agent or insurer through which insurance is obtained. Mortgagee shall promptly give notice of loss to insurance companies and Lender. All proceeds from such insurance shall be applied, at Lender's option, to the installments of the Obligations in the inverse order of their maturities (without penalty for prepayment) or to the restoration of the improvements on the Property, and Lender may require that such proceeds of insurance be deposited with it for these purposes. In the event of foreclosure of this Mortgage or other transfer of title to the Property, in extinguishment of the indebtedness secured hereby, all right, title, and interest of Mortgagee in and to any insurance then in force shall pass to the purchaser or grantee. If Mortgagee fails to keep any required insurance on the Property, Lender may purchase such insurance for Mortgagee, such insurance may be acquired by Lender solely to protect the interest of Lender (it will not cover Mortgagee's equity in the Property), and Mortgagee's obligation to repay Lender shall be in accordance with paragraph 10.

8. **Mortgagee's Covenants.** Mortgagee covenants and warrants:

- (a) **Escrow.** If an escrow is required by Lender, to pay Lender sufficient funds, at such times as Lender designates, to pay when due (1) the estimated annual real estate taxes and assessments on the Property, (2) all property and hazard insurance premiums, (3) flood insurance premiums, if any, (4) if payments owed under the Obligations are guaranteed by mortgage guaranty insurance, the premiums necessary to pay for such insurance, (5) the estimated costs to keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures if it is reasonably determined by Lender that Mortgagee has failed to comply with the covenant under paragraph 8(b) below, and (6) other items agreed to be included in the escrow. Lender may estimate the amount of escrow funds due on the basis of current data and reasonable estimates of future expenditures of future escrow account funds or as otherwise required by applicable law. Lender shall apply the escrowed funds against taxes, assessments and insurance premiums when due or as otherwise required by law. Escrowed funds may be commingled with Lender's general funds. If the escrowed funds held by Lender exceed the amount permitted to be held by applicable law, Lender shall account to Mortgagee for the excess escrowed funds in a manner determined by Lender or as otherwise required by applicable law. If the escrowed funds held by Lender at any time are not sufficient to pay the escrow account items when due, Lender may notify Mortgagee in writing, and Mortgagee shall pay to Lender the amount necessary to make up the deficiency in a manner determined by Lender or as otherwise required by applicable law;
- (b) **Condition and Repair.** To keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures;
- (c) **Liens.** To keep the Property free from liens and encumbrances superior to the lien of this Mortgage and not described in paragraph 2;
- (d) **Other Mortgages.** To perform all of Mortgagee's obligations and duties under any other mortgage or security agreement on the Property and any obligation to pay secured by such a mortgage or security agreement;
- (e) **Waste.** Not to commit waste or permit waste to be committed upon the Property or abandon Property;
- (f) **Conveyance.** Not to sell, assign, lease, mortgage, convey or otherwise transfer any legal or equitable interest in all or part of the Property, or permit the same to occur without the prior written consent of Lender and, without notice to Mortgagee, Lender may deal with any transferee as to its interest in the same manner as with Mortgagee, without in any way discharging the liability of Mortgagee under this Mortgage or the Obligations;
- (g) **Alteration or Removal.** Not to remove, demolish or materially alter any part of the Property, without Lender's prior written consent, except Mortgagee may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility;
- (h) **Condemnation.** To pay to Lender all compensation received for the taking of the Property, or any part, by condemnation proceeding (including payments in compromise of condemnation proceedings), and all compensation received as damages for injury to the Property, or any part. The compensation shall be applied in such manner as Lender determines to rebuilding of the Property or to the Obligations in the inverse order of their maturities (without penalty for prepayment);
- (i) **Inspection.** Lender and its authorized representatives may enter the Property at reasonable times to inspect it, and at Lender's option to repair or restore the Property and to conduct environmental assessments and audits of the Property;
- (j) **Laws.** To comply with all laws, ordinances and regulations affecting the Property;
- (k) **Subrogation.** That Lender is subrogated to the lien of any mortgage or other lien discharged, in whole or in part, by the proceeds of the note(s) or agreement(s) identified in the first paragraph of this Mortgage; and
- (l) **Leases.** To pay and perform all obligations and covenants under and pursuant to the terms of each lease of all or any part of the Property required of Mortgagee, and to not cancel, accept a surrender of, modify, consent to an assignment of the lessee's interest under, or make any other assignment or other disposition of, any lease of all or any part of the Property or any interest of Mortgagee in the lease and to not collect or accept any payment of rent more than one month before it is due and payable.

9. **Environmental Laws.** Mortgagee represents, warrants and covenants to Lender (a) that during the period of Mortgagee's ownership or use of the Property no substance has been, is or will be present, used, stored, deposited, treated, recycled or disposed of on, under, in or about the Property in a form, quantity or manner which if known to be present on, under, in or about the Property would require clean-up, removal or some other remedial action ("Hazardous Substance") under any federal, state or local laws, regulations, ordinances, codes or rules ("Environmental Laws"); (b) that Mortgagee has no knowledge, after due inquiry, of any prior use or existence of any Hazardous Substance on the Property by any prior owner or person using the Property; (c) that, without limiting the generality of the foregoing, Mortgagee has no knowledge, after due inquiry, that the Property contains asbestos, polychlorinated biphenyl components (PCBs) or underground storage tanks; (d) that there are no conditions existing currently or likely to exist during the term of this Mortgage which would subject Mortgagee to any damages, penalties, injunctive relief or clean-up costs in any governmental or regulatory action or third-party claims relating to any Hazardous Substance; (e) that Mortgagee is not subject to any court or administrative proceeding, judgment, decree, order or citation relating to any Hazardous Substance; and (f) that Mortgagee in the past has been, at the present is, and in the future will remain in compliance with all Environmental Laws. Mortgagee shall indemnify and hold harmless Lender, its directors, officers, employees and agents from all loss, cost (including reasonable attorneys' fees and legal expenses), liability and damage whatsoever directly or indirectly resulting from, arising out of, or based upon (i) the presence, use, storage, deposit, treatment, recycling or disposal, at any time, of any Hazardous Substance on, under, in or about the Property, or the transportation of any Hazardous Substance to or from the Property, (ii) the violation or alleged violation of any Environmental Law, permit, judgment or license relating to the presence, use, storage, deposit, treatment, recycling or disposal of any Hazardous Substance on, under, in or about the Property, or the transportation of any Hazardous Substance to or from the Property, or (iii) the imposition of any governmental lien for the recovery of environmental clean-up costs expended under any Environmental Law. Mortgagee shall immediately notify Lender in writing of any governmental or regulatory action or third-party claim instituted or threatened in connection with any Hazardous Substance on, in, under or about the Property.

10. **Authority of Lender to Perform for Mortgagee.** If Mortgagee fails to perform any of Mortgagee's duties set forth in this Mortgage, including, without limitation, preserving and insuring the Property, not committing waste or abandoning the Property, keeping the Property free of liens or encumbrances other than those approved by Lender, keeping the Property in good and tenable condition and repair, and complying with all laws, ordinances and regulations affecting the Property, Lender may after giving Mortgagee any notice and opportunity to perform which are required by law, perform the covenants or duties or cause them to be performed, or take such other action as may be necessary to protect Lender's interest in the Property and to secure and repair the Property. Such actions may include, without limitation, assessing the value of the Property, paying liens that become superior to this Mortgage and making any other payments required, signing Mortgagee's name, engaging an attorney, appearing in court and paying reasonable attorneys' fees, and entering the Property to make repairs, change locks, replace and board up doors and windows, drain water from pipes, eliminate building code violations and dangerous conditions and maintain appropriate utilities to the Property. Any such amounts expended by Lender shall be due on demand and secured by this Mortgage, bearing interest at the highest rate stated in any document evidencing an Obligation, but not in excess of the maximum rate permitted by law, from the date of expenditure by Lender to the date of payment by Mortgagee.

11. **Default; Acceleration; Remedies.** If (a) there is a default under any Obligation secured by this Mortgage, or (b) Mortgagee fails timely to observe or perform any of Mortgagee's covenants, warranties or duties contained in this Mortgage, then, at the option of Lender each Obligation will become immediately due and payable unless notice to Mortgagee or Borrower and an opportunity to cure are required by applicable law or the document evidencing the Obligation and, in that event, the Obligation will become due and payable if the default is not cured as provided in the document evidencing the Obligation or as otherwise provided by law. If Lender exercises its option to accelerate, the unpaid principal and interest owed on the Obligation, together with all sums paid by Lender as authorized or required under this Mortgage or any Obligation, shall be collectible in a suit at law or by foreclosure of this Mortgage by action, or both, or by the exercise of any other remedy available at law or equity.

12. **Waiver and Consent.** Lender may waive any default without waiving any other subsequent or prior default by Mortgagor. Each Mortgagor who is not also a Borrower expressly consents to and waives notice of the following without affecting the liability of any such Mortgagor: (a) the creation of any present or future Obligations, default under any Obligations, proceedings to collect from any Borrower or anyone else, (b) any surrender, release, impairment, sale or other disposition of any security or collateral for the Obligations, (c) any release or agreement not to sue any guarantor or surety of the Obligations, (d) any failure to perfect Lender's security interest in or realize upon any security or collateral for the Obligations, (e) any failure to realize upon any of the Obligations or to proceed against any Borrower or any guarantor or surety, (f) any renewal or extension of the time of payment, (g) any determination of the allocation and application of payments and credits and acceptance of partial payments, (h) any application of the proceeds of disposition of any collateral for the Obligations to any obligation of any Mortgagor or Borrower secured by such collateral in such order and amounts as it elects, (i) any determination of what, if anything, may at any time be done with reference to any security or collateral, and (j) any settlement or compromise of the amount due or owing or claimed to be due or owing from any Borrower, guarantor or surety.

13. **Assignment of Rents and Leases.** Mortgagor conveys, assigns and transfers to Lender, as additional security for the Obligations, all leases of all or any part of the Property, whether oral or written, now or hereafter entered into by Mortgagor, together with any and all extensions and renewals of any leases, and all rents which become or remain due or are paid under any agreement or lease for the use or occupancy of any part or all of the Property. Until the occurrence of an event of default under this Mortgage or any Obligation, Mortgagor has a license to collect the rents, issues and profits (the "Rents") from the Property. Upon or any time after the occurrence of such an event of default and the expiration of any applicable cure period described in paragraph 11, and lapse of any applicable grace, notice or cure period provided in any document evidencing such Obligation, the license granted Mortgagor to collect the Rents shall automatically and immediately terminate and Mortgagor shall hold all Rents (whether paid before or after an event of default) in trust for the use and benefit of Lender, and Lender may, at its option, without any further notice, receiver to be appointed by a court, collect all of the Rents payable under the leases. All such payments shall be applied in such manner as Lender determines to payments required under this Mortgage and the Obligations. This Assignment shall be enforceable and Lender shall be entitled to take any action to enforce the assignment (including notice to the tenants to pay directly to Lender or the commencement of a foreclosure action) without seeking or obtaining the appointment of a receiver or possession of the Property. Any entering upon and taking possession of the Property, and collection of Rents, and any application of Rents as allowed by this Mortgage shall not cure or waive any default or waive, modify or affect notice of default under this Mortgage or invalidate any act done pursuant to such notice, and not in any way operate to prevent Lender from pursuing any other remedy which it now or hereafter may have under the terms or conditions of this Mortgage, any document evidencing any Obligation or any other instrument securing the Obligations.

14. **Power of Sale.** In the event of foreclosure, Lender may sell the Property at public sale and execute and deliver to the purchasers deeds of conveyance pursuant to statute. In the event of a foreclosure in which the court determines that the property is abandoned under §846.102, Wis. Stats., and as the same may be amended or renumbered from time to time, Lender may sell the Property at public sale in accordance with that statute.

15. **Receiver.** Upon the commencement or during the pendency of an action to foreclose this Mortgage, or enforce any other remedies of Lender under it, without regard to the adequacy or inadequacy of the Property as security for the Obligations, Mortgagor agrees that the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied as the court may direct.

16. **Foreclosure Without Deficiency Judgment.** If the Property is a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit charitable organization, Mortgagor agrees to the provisions of §846.101 Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right of judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less three months after a foreclosure judgment is entered. If the Property is other than a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit charitable organization, Mortgagor agrees to the provisions of §846.103, Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate three months after a foreclosure judgment is entered.

17. **Expenses.** Mortgagor shall pay all reasonable costs and expenses before and after judgment, including, without limitation, attorneys' fees, appraisal fees, fees and expenses for environmental assessments, inspections and audits, and fees and expenses for obtaining title evidence incurred by Lender in protecting or enforcing its rights under this Mortgage.

18. **Successors and Assigns.** The obligations of all Mortgagors are joint and several. This Mortgage benefits Lender, its successors and assigns, and binds Mortgagor(s) and their respective heirs, personal representatives, successors and assigns.

19. **Interpretation.** The validity, construction and enforcement of this Mortgage are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. All references in this Mortgage to sections of the Wisconsin Statutes are to those sections as they may be renumbered from time to time. Invalidity of any provision of this Mortgage will not affect the validity of any other provision. This Mortgage is intended by Mortgagor and Lender as a final expression of this Mortgage and as a complete and exclusive statement of its terms, there being no conditions to the enforceability of this Mortgage. This Mortgage may not be supplemented or modified except in writing.

20. **Other Provisions.** (If none are stated below, there are no other provisions.)

The undersigned agrees to the terms of this Mortgage and acknowledges receipt of an exact copy of this Mortgage.

Signed and Sealed September 12, 2018

Steggeman Investments LLC, A Wisconsin Limited Liability Company

By: [Signature] (SEAL)

Michael J. Steggeman, Member (SEAL)

By: [Signature] (SEAL)

Michael J. Steggeman, Individually (SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

OR

ACKNOWLEDGMENT

Signatures of

STATE OF Wisconsin

County of Jefferson

ss.

authenticated this _____ day of _____

This instrument was acknowledged before me on September 12, 2018

by Michael J. Steggeman and Michael J. Steggeman

Title: Member State-Bar of Wisconsin or
authorized under §706.06, Wis. Stats.

This instrument was drafted by
Bank of Lake Mills/ Lana Smith

Type or print name signed above.

as Member and Individually (Name(s) of person(s))

(Type of authority, e.g., officer, trustee, etc., if any)

of Steggeman Investments LLC

(Name of party on behalf of which instrument was executed, if any)

Lana R Smith

Notary Public, Wisconsin

My Commission Expires October 7, 2018

FILED
10-14-2025
Anna Maria Hodges
Clerk of Circuit Court
2025CV008905
Honorable J. D. Watts-15
Branch 15

EXHIBIT I
(Third Mortgage)

1068925 - 1

W. B. A.	426B (4/16)	11429
© 2018 Wisconsin Bankers Association/Initiated by FIPCOB		

DOCUMENT NO.

REAL ESTATE MORTGAGE

(Use Only to Secure Business Transactions)

Steggeman Investments LLC (Parcels 1-10), 13-21 and 23-24), Michael J. Steggeman
(Parcels 11-12 and 22)("Mortgagor,"
whether one or more), whose address is 929 N Astor Street #2404, Milwaukee, WI
53202mortgages, conveys, assigns, grants a security interest in and
warrants to Bank of Lake Mills("Lender"),
whose address is 136 E. Madison St, Lake Mills, WI 53551in consideration of the sum of Three Million Six Hundred Ninety-Eight Thousand Four
Hundred Dollars and 00/100 Dollars
(\$ 3,698,400.00), loaned or to be loaned to Steggeman Investments LLC("Borrower," whether one or more) by Lender, evidenced by Borrower's note(s) or
agreement(s) dated September 12, 2018

the real estate described below, together with all privileges, hereditaments, easements and appurtenances, all rents, leases, issues and profits, all claims, awards and payments made as a result of the exercise of the right of eminent domain, all existing and future improvements and all goods that are or are to become fixtures (all called the "Property") to secure the Obligations described in paragraph 5, including, but not limited to, repayment of the sum stated above plus certain other debts, obligations and liabilities arising out of past, present and future credit granted by Lender. SINCE THIS MORTGAGE SECURES ALL OBLIGATIONS DESCRIBED IN PARAGRAPH 5, IT IS ACKNOWLEDGED AND AGREED THAT THIS MORTGAGE MAY SECURE OBLIGATIONS FROM TIME TO TIME IN A DOLLAR AMOUNT GREATER THAN THE DOLLAR AMOUNT STATED ABOVE.

☐ If checked here, and not in limitation of paragraph 5, this Mortgage is given to secure all sums advanced and re-advanced to Borrower by Lender from time to time under the revolving credit agreement between Borrower and Lender described above.

1. Description of Property. (This Property is not the homestead of Mortgagor.)

Lot 81, in Lac Du Cours, being a subdivision of a part of the Northwest 1/4, Southwest 1/4 of the Northeast 1/4; Northwest 1/4, Northeast 1/4, Southwest 1/4, Southeast 1/4 of the Northwest 1/4; and the Northwest 1/4, Northeast 1/4, Southeast 1/4, of Southwest 1/4 of Section 36, Town 9 North, Range 21 East, City of Mequon, County of Ozaukee, State of Wisconsin.

☐ If checked here, description continues or appears on attached sheet(s).

☐ If checked here, this Mortgage is a construction mortgage.

☐ If checked here, Condominium Rider is attached.

2. Title. Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current taxes and assessments not yet due and nila.

3. Escrow. Interest will not be paid on escrowed funds if an escrow is required under paragraph 8(a).

4. Additional Provisions. This Mortgage includes the additional provisions on pages 2 and 3, which are made a part of this Mortgage.

1068925

RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON

09/13/2018 08:24 AM**REC FEE: 30.00****TRANS FEE:****PAGES: 3****EXEMPT #:****ELECTRONICALLY RECORDED**

Recording Area

Name and Return Address

Bank of Lake Mills
136 E Madison St
Lake Mills WI 53551

14-070-0081-000

Parcel Identifier No.

Real Estate Mortgage
Page 2 of 3

20. Other Provisions. (If none are stated below, there are no other provisions.)

Real Estate Mortgage
Page 3 of 3

FILED**10-14-2025****Anna Maria Hodges****Clerk of Circuit Court****2025CV008905****Honorable J. D. Watts-15****Branch 15**

EXHIBIT J
(Fourth Mortgage)

DOC # 10932463

RECORDED
12/05/2019 09:39 AMISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:***This document has been
electronically recorded and
returned to the submitter.***

W. B. A.	428B (9/16/19)	11429
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© 2019 Wisconsin Bankers Association. Acquired by PIPCO
DOCUMENT NO.

REAL ESTATE MORTGAGE

(Use Only to Secure Business Transactions)

Steggeman Investments, LLC, A Wisconsin Limited Liability Company

whether one or more), whose address is 829 N Astor Street #2601 & 2603, Milwaukee, WI 53202

mortgages, conveys, assigns, grants a security interest in and warrants to Bank of Lake Mills

whose address is 136 E. Madison St, Lake Mills, WI 53551in consideration of the sum of Six Hundred Thousand Dollars and 00/100(\$ 600,000.00), loaned or to be loaned to Steggeman Investments, LLC("Borrower," whether one or more) by Lender, evidenced by Borrower's note(s) or agreement(s) dated December 5, 2019

Recording Area

Name and Return Address

Bank of Lake Mills
136 E Madison St
Lake Mills WI 53551

Parcel Identifier No.

393-085-2

the real estate described below, together with all privileges, hereditaments, easements and appurtenances, all rents, leases, issues and profits, all claims, awards and payments made as a result of the exercise of the right of eminent domain, all existing and future improvements and all goods that are or are to become fixtures (all called the "Property") to secure the Obligations described in paragraph 5, including, but not limited to, repayment of the sum stated above plus certain other debts, obligations and liabilities arising out of past, present and future credit granted by Lender. **SINCE THIS MORTGAGE SECURES ALL OBLIGATIONS DESCRIBED IN PARAGRAPH 5, IT IS ACKNOWLEDGED AND AGREED THAT THIS MORTGAGE MAY SECURE OBLIGATIONS FROM TIME TO TIME IN A DOLLAR AMOUNT GREATER THAN THE DOLLAR AMOUNT STATED ABOVE.**

☐ If checked here, and not in limitation of paragraph 5, this Mortgage is given to secure all sums advanced and re-advanced to Borrower by Lender from time to time under the revolving credit agreement between Borrower and Lender described above.

Mortgagor warrants to Lender that the following information is true and correct as of the date this Real Estate Mortgage is signed:

(a) The following individuals are all of the persons with a homestead interest in the Property:

(b) The following Mortgagors are married Individuals: n/a(c) The following Mortgagors are unmarried Individuals: n/a**1. Description of Property.**

Units 2601 and 2603 in Regency House Condominium(s) created by a "Declaration of Condominium" recorded on August 1, 1974, in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document No. 4880559, and any Amendments and/or Corrections thereto, and by its condominium Plat and any amendment and/or corrections thereto. Said land being in the City of Milwaukee, County of Milwaukee, Wisconsin.

☐ If checked here, description continues or appears on attached sheet(s).☐ If checked here, this Mortgage is a construction mortgage.☒ If checked here, Condominium Rider is attached.

2. Title. Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current taxes and assessments not yet due and n/a

3. Escrow. Interest will not be paid on escrowed funds if an escrow is required under paragraph 8(a).

4. Additional Provisions. This Mortgage includes the additional provisions on pages 2 and 3, which are made a part of this Mortgage.

Page 1 of 3

ADDITIONAL PROVISIONS

5. Mortgage as Security. This Mortgage secures prompt payment to Lender of (a) the sum stated in the first paragraph of this Mortgage, plus interest and charges, according to the terms of the promissory note(s) or agreement(s) of Borrower to Lender identified in the first paragraph of this Mortgage, and any extensions, renewals or modifications of such promissory note(s) or agreement(s), plus (b) except as disclaimed below, all other debts, obligations and liabilities arising out of credit previously granted, credit contemporaneously granted and credit granted in the future by Lender to any Mortgagor, to any Mortgagor and another or to another guaranteed or endorsed by any Mortgagor, plus all interest and charges, plus (c) all costs and expenses of collection or enforcement, all called the "Obligations". This Mortgage also secures the performance of all covenants, conditions and agreements contained in this Mortgage. This Mortgage does not secure and Lender disclaims this Mortgage as security for any consumer credit transaction governed by the Wisconsin Consumer Act, any loan governed by Chapter 428, Wisconsin Statutes, and any loan governed by the Federal Truth-in-Lending Act. Unless otherwise required by law, Lender will satisfy this Mortgage upon request by Mortgagor if (a) the Obligations have been paid according to their terms, (b) any commitment to make future advances secured by this Mortgage has terminated, (c) Lender has terminated any line of credit under which advances are to be secured by this Mortgage, and (d) all other payments required under this Mortgage and the Obligations and all other terms, conditions, covenants, and agreements contained in this Mortgage and the documents evidencing the Obligations have been paid and performed.

6. Taxes. To the extent not paid to Lender under paragraph 8(a), Mortgagor shall pay before they become delinquent all taxes, assessments and other charges which may be levied or assessed against the Property, against Lender upon this Mortgage or the Obligations or other debt secured by this Mortgage, or upon Lender's interest in the Property, and deliver to Lender receipts showing timely payment.

7. Insurance. Mortgagor shall keep the Improvements on the Property insured against direct loss or damage occasioned by fire, flood, extended coverage perils and such other hazards as Lender may require, through insurers approved by Lender, in amounts, without co-insurance, not less than the unpaid balance of the Obligations or the full replacement value, whichever is less, and shall pay the premiums when due. The policies shall contain the standard mortgagee and lender loss payee clauses in favor of Lender, shall insure Lender notwithstanding any defenses of the insurer against Mortgagor and, unless Lender otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Lender. Subject to Lender's approval, Mortgagor is free to select the insurance agent or insurer through which insurance is obtained. Mortgagor shall promptly give notice of loss to insurance companies and Lender. All proceeds from such insurance shall be applied, at Lender's option, to the installments of the Obligations in the inverse order of their maturities (without penalty for prepayment) or to the restoration of the improvements on the Property, and Lender may require that such proceeds of insurance be deposited with it for these purposes. In the event of foreclosure of this Mortgage or other transfer of title to the Property, in extinguishment of the indebtedness secured hereby, all right, title, and interest of Mortgagor in and to any insurance then in force shall pass to the purchaser or grantee. If Mortgagor fails to keep any required insurance on the Property, Lender may purchase such insurance for Mortgagor, such insurance may be acquired by Lender solely to protect the interest of Lender (it will not cover Mortgagor's equity in the Property), and Mortgagor's obligation to repay Lender shall be in accordance with paragraph 10.

8. Mortgagor's Covenants. Mortgagor covenants and warrants:

- (a) **Escrow.** If an escrow is required by Lender, to pay Lender sufficient funds, at such times as Lender designates, to pay when due (1) the estimated annual real estate taxes and assessments on the Property, (2) all property and hazard insurance premiums, (3) flood insurance premiums, if any, (4) if payments owed under the Obligations are guaranteed by mortgage guaranty insurance, the premiums necessary to pay for such insurance, (5) the estimated costs to keep the Property in good and tenable condition and repair, and to restore and replace damaged or destroyed improvements and fixtures if it is reasonably determined by Lender that Mortgagor has failed to comply with the covenant under paragraph 8(b) below, and (6) other items agreed to be included in the escrow. Lender may estimate the amount of escrow funds due on the basis of current data and reasonable estimates of future expenditures of future escrow account funds or as otherwise required by applicable law. Lender shall apply the escrowed funds against taxes, assessments and insurance premiums when due or as otherwise required by law. Escrowed funds may be commingled with Lender's general funds. If the escrowed funds held by Lender exceed the amount permitted to be held by applicable law, Lender shall account to Mortgagor for the excess escrowed funds in a manner determined by Lender or as otherwise required by applicable law. If the escrowed funds held by Lender at any time are not sufficient to pay the escrow account items when due, Lender may notify Mortgagor in writing, and Mortgagor shall pay to Lender the amount necessary to make up the deficiency in a manner determined by Lender or as otherwise required by applicable law;
- (b) **Condition and Repair.** To keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures;
- (c) **Liens.** To keep the Property free from liens and encumbrances superior to the lien of this Mortgage and not described in paragraph 2;
- (d) **Other Mortgages.** To perform all of Mortgagor's obligations and duties under any other mortgage or security agreement on the Property and any obligation to pay secured by such a mortgage or security agreement;
- (e) **Waste.** Not to commit waste or permit waste to be committed upon the Property or abandon Property;
- (f) **Conveyance.** Not to sell, assign, lease, mortgage, convey or otherwise transfer any legal or equitable interest in all or part of the Property, or permit the same to occur without the prior written consent of Lender and, without notice to Mortgagor, Lender may deal with any transferee as to its interest in the same manner as with Mortgagor, without in any way discharging the liability of Mortgagor under this Mortgage or the Obligations;
- (g) **Alteration or Removal.** Not to remove, demolish or materially alter any part of the Property, without Lender's prior written consent, except Mortgagor may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility;
- (h) **Condemnation.** To pay to Lender all compensation received for the taking of the Property, or any part, by condemnation proceeding (including payments in compromise of condemnation proceedings), and all compensation received as damages for injury to the Property, or any part. The compensation shall be applied in such manner as Lender determines to rebuilding of the Property or to the Obligations in the inverse order of their maturities (without penalty for prepayment);
- (i) **Inspection.** Lender and its authorized representatives may enter the Property at reasonable times to inspect it, and at Lender's option to repair or restore the Property and to conduct environmental assessments and audits of the Property;
- (j) **Laws.** To comply with all laws, ordinances and regulations affecting the Property;
- (k) **Subrogation.** That Lender is subrogated to the lien of any mortgage or other lien discharged, in whole or in part, by the proceeds of the note(s) or agreement(s) identified in the first paragraph of this Mortgage; and
- (l) **Leases.** To pay and perform all obligations and covenants under and pursuant to the terms of each lease of all or any part of the Property required of Mortgagor, and to not cancel, accept a surrender of, modify, consent to an assignment of the lessee's interest under, or make any other assignment or other disposition of, any lease of all or any part of the Property or any interest of Mortgagor in the lease and to not collect or accept any payment of rent more than one month before it is due and payable.

9. Environmental Laws. Mortgagor represents, warrants and covenants to Lender (a) that during the period of Mortgagor's ownership or use of the Property no substance has been, is or will be present, used, stored, deposited, treated, recycled or disposed of on, under, in or about the Property in a form, quantity or manner which if known to be present on, under, in or about the Property would require clean-up, removal or some other remedial action ("Hazardous Substance") under any federal, state or local laws, regulations, ordinances, codes or rules ("Environmental Laws"); (b) that Mortgagor has no knowledge, after due inquiry, of any prior use or existence of any Hazardous Substance on the Property by any prior owner of or person using the Property; (c) that, without limiting the generality of the foregoing, Mortgagor has no knowledge, after due inquiry, that the Property contains asbestos, polychlorinated biphenyl components (PCBs) or underground storage tanks; (d) that there are no conditions existing currently or likely to exist during the term of this Mortgage which would subject Mortgagor to any damages, penalties, injunctive relief or clean-up costs in any governmental or regulatory action or third-party claims relating to any Hazardous Substance; (e) that Mortgagor is not subject to any court or administrative proceeding, judgment, decree, order or citation relating to any Hazardous Substance; and (f) that Mortgagor in the past has been, at the present is, and in the future will remain in compliance with all Environmental Laws. Mortgagor shall indemnify and hold harmless Lender, its directors, officers, employees and agents from all loss, cost (including reasonable attorneys' fees and legal expenses), liability and damage whatsoever directly or indirectly resulting from, arising out of, or based upon (i) the presence, use, storage, deposit, treatment, recycling or disposal of any Hazardous Substance on, under, in or about the Property, or the transportation of any Hazardous Substance to or from the Property, or (ii) the imposition of any governmental lien for the recovery of environmental clean-up costs expended under any Environmental Law. Mortgagor shall immediately notify Lender in writing of any governmental or regulatory action or third-party claim instituted or threatened in connection with any Hazardous Substance on, in, under or about the Property.

10. Authority of Lender to Perform for Mortgagor. If Mortgagor fails to perform any of Mortgagor's duties set forth in this Mortgage, including, without limitation, preserving and insuring the Property, not committing waste or abandoning the Property, keeping the Property free of liens or encumbrances other than those approved by Lender, keeping the Property in good and tenable condition and repair, and complying with all laws, ordinances and regulations affecting the Property, Lender may after giving Mortgagor any notice and opportunity to perform which are required by law, perform the covenants or duties or cause them to be performed, or take such other action as may be necessary to protect Lender's interest in the Property and to secure and repair the Property. Such actions may include, without limitation, assessing the value of the Property; paying liens that become superior to this Mortgage and making any other payments required, signing Mortgagor's name, engaging an attorney, appearing in court and paying reasonable attorneys' fees, and entering the Property to make repairs, change locks, replace and board up doors and windows, drain water from pipes, eliminate building code violations and dangerous conditions and maintain appropriate utilities to the Property. Any such amounts expended by Lender shall be due on demand and secured by this Mortgage, bearing interest at the highest rate stated in any document evidencing an Obligation, but not in excess of the maximum rate permitted by law, from the date of expenditure by Lender to the date of payment by Mortgagor.

11. Default; Acceleration; Remedies. If (a) there is a default under any Obligation secured by this Mortgage, or (b) Mortgagor fails timely to observe or perform any of Mortgagor's covenants, warranties or duties contained in this Mortgage, then, at the option of Lender each Obligation will become immediately due and payable unless notice to Mortgagor or Borrower and an opportunity to cure are required by applicable law or the document evidencing the Obligation and, in that event, the Obligation will become due and payable if the default is not cured as provided in the document evidencing the Obligation or as otherwise provided by law. If Lender exercises its option to accelerate, the unpaid principal and interest owed on the Obligation, together with all sums paid by Lender as authorized or required under this Mortgage or any Obligation, shall be collectible in a suit at law or by foreclosure of this Mortgage by action, or both, or by the exercise of any other remedy available at law or equity.

12. **Waiver and Consent.** Lender may waive any default without waiving any other subsequent or prior default by Mortgagor. Lender shall not be deemed to have waived any rights under this Mortgage unless such waiver is given in writing and signed by an authorized officer of Lender. Each Mortgagor who is not also a Borrower expressly consents to and waives notice of the following without affecting the liability of any such Mortgagor: (a) the creation of any present or future Obligations, default under any Obligations, proceedings to collect from any Borrower or anyone else, (b) any surrender, release, impairment, sale or other disposition of any security or collateral for the Obligations, (c) any release or agreement not to sue any guarantor or surety of the Obligations, (d) any failure to perfect Lender's security interest in or realize upon any security or collateral for the Obligations, (e) any failure to realize upon any of the Obligations or to proceed against any Borrower or any guarantor or surety, (f) any renewal or extension of the time of payment, (g) any determination of the allocation and application of payments and credits and acceptance of partial payments, (h) any application of the proceeds of disposition of any collateral for the Obligations to any obligation of any Mortgagor or Borrower secured by such collateral in such order and amounts as it elects, (i) any determination of what, if anything, may at any time be done with reference to any security or collateral, and (j) any settlement or compromise of the amount due or owing or claimed to be due or owing from any Borrower, guarantor or surety.

13. **Assignment of Rents and Leases.** Mortgagor conveys, assigns and transfers to Lender, as additional security for the Obligations, all leases of all or any part of the Property, whether oral or written, now or hereafter entered into by Mortgagor, together with any and all extensions and renewals of any leases, and all rents which become or remain due or are paid under any agreement or lease for the use or occupancy of any part or all of the Property. Until the occurrence of an event of default under this Mortgage or any Obligation, Mortgagor has a license to collect the rents, issues and profits (the "Rents") from the Property. Upon or any time after the occurrence of such an event of default and the expiration of any applicable cure period described in paragraph 11, and lapse of any applicable grace, notice or cure period provided in any document evidencing such Obligation, the license granted Mortgagor to collect the Rents shall automatically and immediately terminate and Mortgagor shall hold all Rents (whether paid before or after an event of default) in trust for the use and benefit of Lender, and Lender may, at its option, without any further notice, either in person or by agent, with or without taking possession of or entering the Property, with or without bringing any action or proceeding, or by a receiver to be appointed by a court, collect all of the Rents payable under the leases. All such payments shall be applied in such manner as Lender determines to payments required under this Mortgage and the Obligations. This Assignment shall be enforceable and Lender shall be entitled to take any action to enforce the assignment (including notice to the tenants to pay directly to Lender or the commencement of a foreclosure action) without seeking or obtaining the appointment of a receiver or possession of the Property. Any entering upon and taking possession of the Property, and collection of Rents, and any application of Rents as allowed by this Mortgage shall not cure or waive any default or waive, modify or affect notice of default under this Mortgage or invalidate any act done pursuant to such notice, and not in any way operate to prevent Lender from pursuing any other remedy which it now or hereafter may have under the terms or conditions of this Mortgage, any document evidencing any Obligation or any other instrument securing the Obligations.

14. **Power of Sale.** In the event of foreclosure, Lender may sell the Property at public sale and execute and deliver to the purchasers deeds of conveyance pursuant to statute. In the event of a foreclosure in which the court determines that the property is abandoned under §846.102, Wis. Stats., and as the same may be amended or renumbered from time to time, Lender may sell the Property at public sale in accordance with that statute.

15. **Receiver.** Upon the commencement or during the pendency of an action to foreclose this Mortgage, or enforce any other remedies of Lender under it, without regard to the adequacy or inadequacy of the Property as security for the Obligations, Mortgagor agrees that the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied as the court may direct.

16. **Foreclosure Without Deficiency Judgment.** If the Property is a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit charitable organization, Mortgagor agrees to the provisions of §846.101 Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right of judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less three months after a foreclosure judgment is entered. If the Property is other than a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit charitable organization, Mortgagor agrees to the provisions of §846.103, Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate three months after a foreclosure judgment is entered.

17. **Expenses.** Mortgagor shall pay all reasonable costs and expenses before and after judgment, including, without limitation, attorneys' fees, appraisal fees, fees and expenses for environmental assessments, inspections and audits, and fees and expenses for obtaining title evidence incurred by Lender in protecting or enforcing its rights under this Mortgage.

18. **Successors and Assigns.** The obligations of all Mortgagors are joint and several. This Mortgage benefits Lender, its successors and assigns, and binds Mortgagor(s) and their respective heirs, personal representatives, successors and assigns.

19. **Interpretation.** The validity, construction and enforcement of this Mortgage are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. All references in this Mortgage to sections of the Wisconsin Statutes are to those sections as they may be renumbered from time to time. Invalidity of any provision of this Mortgage will not affect the validity of any other provision. This Mortgage is intended by Mortgagor and Lender as a final expression of this Mortgage and as a complete and exclusive statement of its terms, there being no conditions to the enforceability of this Mortgage. This Mortgage may not be supplemented or modified except in writing.

20. **Other Provisions.** (If none are stated below, there are no other provisions.)

The undersigned agrees to the terms of this Mortgage and acknowledges receipt of an exact copy of this Mortgage.

Signed and Sealed December 5, 2019

Steggeman Investments, LLC, A Wisconsin Limited Liability Company

By:

Michael J. Steggeman Member

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

OR

ACKNOWLEDGMENT

Signatures of

STATE OF

County of

authenticated this day of

This instrument was acknowledged before me on 11-15-19

by Michael J. Steggeman

Title: Member State Bar of Wisconsin or authorized under §706.06, Wis. Stats.

This instrument was drafted by Bank of Lake Mills/ Lana Smith

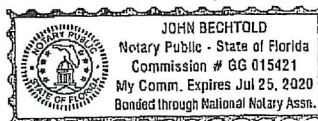
as Member (Name(s) of person(s))

(Type of authority, e.g., officer, trustee, etc., if any)

of Steggeman Investments, LLC (Name of party on behalf of whom instrument was executed, if any)

Type or print name signed above.

Notary Public, My Commission



Real Estate Mortgage Page 3 of 3

W. B. A.	428C (4/18)	1289
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CONDOMINIUM RIDER
(For Use With WBA 428
Real Estate Mortgage)

This Condominium Rider is made this 5th day of December, 2019, and is incorporated into and shall be deemed to amend and supplement a Mortgage of the same date given by the undersigned Mortgagor on the Property and to secure the Note described in the Mortgage.

In addition to the covenants and agreements made in the Mortgage, Mortgagor covenants and agrees as follows:

(a) Mortgagor shall timely perform all of Mortgagor's obligations under the Declaration of Condominium for the Property and any articles of Incorporation and bylaws of the Owners Association ("Condominium Documents") and shall pay, when due, all dues and assessments imposed pursuant to the Condominium Documents.

(b) Mortgagor shall take reasonable actions to ensure that the Owners Association maintains public liability and hazard insurance policies acceptable in form, amount and extent of coverage to Lender. Mortgagor shall give Lender prompt notice of any lapse in required insurance coverage. In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following loss to the Property, whether to a Unit or to common elements, any proceeds payable to the Mortgagor shall be paid to Lender for application to the Note, with any excess paid to Mortgagor.

(c) Compensation to be paid Lender for a taking of the Property as provided in paragraph 8(h) of the Mortgage includes any compensation paid for the Property, whether for the Unit or for any common elements.

(d) Mortgagor shall not, except after notice to Lender and with Lender's prior written consent:

(1) Partition or subdivide the Property or consent to a change in the undivided percentage interest in, or a conveyance of, the common elements appertaining to the Unit;

(2) Consent to the abandonment or termination of the Condominium, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation;

(3) Consent to any amendment to any provision of the Condominium Documents if such provision is for the express benefit of Lender;

or (4) Consent to any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

(e) Mortgagor irrevocably appoints Lender as proxy, with full power of substitution and revocation, for the term of the Mortgage, upon the occurrence of any event of default to exercise Mortgagor's rights to attend meetings, vote, consent to and/or take any action with respect to the Condominium or the Owners Association as fully as Mortgagor might do. Lender has not and is not assuming any obligation of Mortgagor with respect to the Condominium. Lender shall not have any liability to Mortgagor for any vote cast by Lender or for any failure by Lender to cast a vote and Mortgagor releases Lender from any such liability.

(f) Unless Mortgagor has already done so, Mortgagor shall obtain the signature of the Owners Association on, and furnish to Lender within 15 days of the date of this Rider, a completed copy of the Acknowledgment of Interest and Agreement form furnished by Lender to Mortgagor.

(g) Unless otherwise defined in the Mortgage, capitalized terms shall have the meanings provided in the Acknowledgment of Interest and Agreement on page 2.

(SEAL)


Michael J. Steggeman, Member

(SEAL)

(SEAL)

(SEAL)

(SEAL)

ACKNOWLEDGMENT OF INTEREST AND AGREEMENT

_____ (the "Owners Association") hereby acknowledges the Lender's prospective or present interest as first mortgagee of Unit _____ in Building _____ (the "Unit") in _____ Regency House Condominiums Condominium (the "Condominium"). So long as the Lender's Mortgage on the Unit is outstanding, the Owners Association agrees to provide the Lender with the following:

1. Prior written notice of the call of any meeting of the membership or the board of directors of the Owners Association to be held for the purpose of considering any proposed amendment to the Condominium Documents, or for the purpose of voting on an action for partition after a casualty or a taking by condemnation.
2. A copy of any notice of default which is given to the owner of the Unit for any failure to comply with or violation of any of the provisions of the Condominium Documents, or any rules or regulations promulgated thereunder simultaneously with the giving of such notice to the owner of the Unit.
3. Written notice of any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Owners Association.
4. Written notice of any physical damage to the structure, fixtures or equipment of the Unit in an amount exceeding \$10,000 (when such damage is known to the Board of Directors of the Owners Association) and written notice of any physical damage to any portion of the common elements of the Condominium when such damage is in excess of \$20,000.
5. Written notice of any condemnation proceedings concerning the Condominium.

Further, the Owners Association shall permit the Lender to examine during normal business hours books and records of the Owners Association (including current copies of the Condominium Documents, and all rules and regulations promulgated thereunder) and, upon request, shall furnish the Lender with annual reports and such other financial data (including audited financial statements) as the Owners Association furnishes to unit owners.

Dated _____

Name of Owners Association _____

By _____

Title: _____

FILED**10-14-2025****Anna Maria Hodges****Clerk of Circuit Court****2025CV008905****Honorable J. D. Watts-15****Branch 15**

EXHIBIT K
(Fifth Mortgage)

Doc Yr: 2018 Doc# 10780965 Page# 1 of 3

ADDITIONAL PROVISIONS

5. **Mortgage as Security.** This Mortgage secures prompt payment to Lender of (a) the sum stated in the first paragraph of this Mortgage, plus interest and charges, according to the terms of the promissory note(s) or agreement(s) of Borrower to Lender identified in the first paragraph of this Mortgage, and any extensions, renewals or modifications of such promissory note(s) or agreement(s), plus (b) except as disclaimed below, all other debts, obligations and liabilities arising out of credit previously granted, credit contemporaneously granted and credit granted in the future by Lender to any Mortgagor, to any Mortgagor and another or to another guaranteed or endorsed by any Mortgagor, plus all interest and charges, plus (c) all costs and expenses of collection or enforcement (all called the "Obligations"). This Mortgage also secures the performance of all covenants, conditions and agreements contained in this Mortgage. This Mortgage does not secure and Lender disclaims this Mortgage as security for any consumer credit transaction governed by the Wisconsin Consumer Act, any loan governed by Chapter 428, Wisconsin Statutes, and any loan governed by the Federal Truth-in-Lending Act. Unless otherwise required by law, Lender will satisfy this Mortgage upon request by Mortgagor if (a) the Obligations have been paid according to their terms, (b) any commitment to make future advances secured by this Mortgage has terminated, (c) Lender has terminated any line of credit under which advances are to be secured by this Mortgage, and (d) all other payments required under this Mortgage and the Obligations and all other terms, conditions, covenants, and agreements contained in this Mortgage and the documents evidencing the Obligations have been paid and performed.

6. **Taxes.** To the extent not paid to Lender under paragraph 8(a), Mortgagor shall pay before they become delinquent all taxes, assessments and other charges which may be levied or assessed against the Property, against Lender upon this Mortgage or the Obligations or other debt secured by this Mortgage, or upon Lender's interest in the Property, and deliver to Lender receipts showing timely payment.

7. **Insurance.** Mortgagor shall keep the improvements on the Property insured against direct loss or damage occasioned by fire, flood, extended coverage perils and such other hazards as Lender may require, through insurers approved by Lender, in amounts, without co-insurance, not less than the unpaid balance of the Obligations or the full replacement value, whichever is less, and shall pay the premiums when due. The policies shall contain the standard mortgagee and lender loss payee clauses in favor of Lender, shall insure Lender notwithstanding any defenses of the insurer against Mortgagor and, unless Lender otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Lender. Subject to Lender's approval, Mortgagor is free to select the insurance agent or insurer through which insurance is obtained. Mortgagor shall promptly give notice of loss to insurance companies and Lender. All proceeds from such insurance shall be applied, at Lender's option, to the installments of the Obligations in the inverse order of their maturities (without penalty for prepayment) or to the restoration of the improvements on the Property, and Lender may require that such proceeds of insurance be deposited with it for these purposes. In the event of foreclosure of this Mortgage or other transfer of title to the Property, in extinguishment of the indebtedness secured hereby, all right, title, and interest of Mortgagor in and to any insurance then in force shall pass to the purchaser or grantee. If Mortgagor fails to keep any required insurance on the Property, Lender may purchase such insurance for Mortgagor, such insurance may be acquired by Lender solely to protect the interest of Lender (it will not cover Mortgagor's equity in the Property), and Mortgagor's obligation to repay Lender shall be in accordance with paragraph 10.

8. **Mortgagor's Covenants.** Mortgagor covenants and warrants:

- (a) **Escrow.** If an escrow is required by Lender, to pay Lender sufficient funds, at such times as Lender designates, to pay when due (1) the estimated annual real estate taxes and assessments on the Property, (2) all property and hazard insurance premiums, (3) flood insurance premiums, if any, (4) if payments owed under the Obligations are guaranteed by mortgage guaranty insurance, the premiums necessary to pay for such insurance, (5) the estimated costs to keep the Property in good and tenable condition and repair, and to restore and replace damaged or destroyed improvements and fixtures if it is reasonably determined by Lender that Mortgagor has failed to comply with the covenant under paragraph 8(b) below, and (6) other items agreed to be included in the escrow. Lender may estimate the amount of escrow funds due on the basis of current data and reasonable estimates of future expenditures or future escrow account funds or as otherwise required by applicable law. Lender shall apply the escrowed funds against taxes, assessments and insurance premiums when due or as otherwise required by law. Escrowed funds may be commingled with Lender's general funds. If the escrowed funds held by Lender exceed the amount permitted to be held by applicable law, Lender shall account to Mortgagor for the excess escrowed funds in a manner determined by Lender or as otherwise required by applicable law. If the escrowed funds held by Lender at any time are not sufficient to pay the escrow account items when due, Lender may notify Mortgagor in writing, and Mortgagor shall pay to Lender the amount necessary to make up the deficiency in a manner determined by Lender or as otherwise required by applicable law;
- (b) **Condition and Repair.** To keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures;
- (c) **Liens.** To keep the Property free from liens and encumbrances superior to the lien of this Mortgage and not described in paragraph 2;
- (d) **Other Mortgages.** To perform all of Mortgagor's obligations and duties under any other mortgage or security agreement on the Property and any obligation to pay secured by such a mortgage or security agreement;
- (e) **Waste.** Not to commit waste or permit waste to be committed upon the Property or abandon Property;
- (f) **Conveyance.** Not to sell, assign, lease, mortgage, convey or otherwise transfer any legal or equitable interest in all or part of the Property, or permit the same to occur without the prior written consent of Lender and, without notice to Mortgagor, Lender may deal with any transferee as to its interest in the same manner as with Mortgagor, without in any way discharging the liability of Mortgagor under this Mortgage or the Obligations;
- (g) **Alteration or Removal.** Not to remove, demolish or materially alter any part of the Property, without Lender's prior written consent, except Mortgagor may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility;
- (h) **Condemnation.** To pay to Lender all compensation received for the taking of the Property, or any part, by condemnation proceeding (including payments in compromise of condemnation proceedings), and all compensation received as damages for injury to the Property, or any part. The compensation shall be applied in such manner as Lender determines to rebuilding of the Property or to the Obligations in the inverse order of their maturities (without penalty for prepayment);
- (i) **Inspection.** Lender and its authorized representatives may enter the Property at reasonable times to inspect it, and at Lender's option to repair or restore the Property and to conduct environmental assessments and audits of the Property;
- (j) **Laws.** To comply with all laws, ordinances and regulations affecting the Property;
- (k) **Subrogation.** That Lender is subrogated to the lien of any mortgage or other lien discharged, in whole or in part, by the proceeds of the note(s) or agreement(s) identified in the first paragraph of this Mortgage; and
- (l) **Leases.** To pay and perform all obligations and covenants under and pursuant to the terms of each lease of all or any part of the Property required of Mortgagor, and to not cancel, accept a surrender of, modify, consent to an assignment of the lessee's interest under, or make any other assignment or other disposition of, any lease of all or any part of the Property or any interest of Mortgagor in the lease and to not collect or accept any payment of rent more than one month before it is due and payable.

9. **Environmental Laws.** Mortgagor represents, warrants and covenants to Lender (a) that during the period of Mortgagor's ownership or use of the Property no substance has been, is or will be present, used, stored, deposited, treated, recycled or disposed of on, under, in or about the Property in a form, quantity or manner which if known to be present on, under, in or about the Property would require clean-up, removal or some other remedial action ("Hazardous Substance") under any federal, state or local laws, regulations, ordinances, codes or rules ("Environmental Laws"); (b) that Mortgagor has no knowledge, after due inquiry, of any prior use or existence of any Hazardous Substance on the Property by any prior owner of or person using the Property; (c) that, without limiting the generality of the foregoing, Mortgagor has no knowledge, after due inquiry, that the Property contains asbestos, polychlorinated biphenyl components (PCBs) or underground storage tanks; (d) that there are no conditions existing currently or likely to exist during the term of this Mortgage which would subject Mortgagor to any damages, penalties, injunctive relief or clean-up costs in any governmental or regulatory action or third-party claims relating to any Hazardous Substance; (e) that Mortgagor is not subject to any court or administrative proceeding, judgment, decree, order or citation relating to any Hazardous Substance; and (f) that Mortgagor in the past has been, at the present is, and in the future will remain in compliance with all Environmental Laws. Mortgagor shall indemnify and hold harmless Lender, its directors, officers, employees and agents from all loss, cost (including reasonable attorneys' fees and legal expenses), liability and damage whatsoever directly or indirectly resulting from, arising out of, or based upon (i) the presence, use, storage, deposit, treatment, recycling or disposal, at any time, of any Hazardous Substance on, under, in or about the Property, or the transportation of any Hazardous Substance to or from the Property, (ii) the violation or alleged violation of any Environmental Law, permit, judgment or license relating to the presence, use, storage, deposit, treatment, recycling or disposal of any Hazardous Substance on, under, in or about the Property, or the transportation of any Hazardous Substance to or from the Property, or (iii) the imposition of any governmental lien for the recovery of environmental clean-up costs expended under any Environmental Law. Mortgagor shall immediately notify Lender in writing of any governmental or regulatory action or third-party claim instituted or threatened in connection with any Hazardous Substance on, in, under or about the Property.

10. **Authority of Lender to Perform for Mortgagor.** If Mortgagor fails to perform any of Mortgagor's duties set forth in this Mortgage, including, without limitation, preserving and insuring the Property, not committing waste or abandoning the Property, keeping the Property free of liens or encumbrances other than those approved by Lender, keeping the Property in good and tenable condition and repair, and complying with all laws, ordinances and regulations affecting the Property, Lender may after giving Mortgagor any notice and opportunity to perform which are required by law, perform the covenants or duties or cause them to be performed, or take such other action as may be necessary to protect Lender's interest in the Property and to secure and repair the Property. Such actions may include, without limitation, assessing the value of the Property, paying liens that become superior to this Mortgage and making any other payments required, signing Mortgagor's name, engaging an attorney, appearing in court and paying reasonable attorneys' fees, and entering the Property to make repairs, change locks, replace and board up doors and windows, drain water from pipes, eliminate building code violations and dangerous conditions and maintain appropriate utilities to the Property. Any such amounts expended by Lender shall be due on demand and secured by this Mortgage, bearing interest at the highest rate stated in any document evidencing an Obligation, but not in excess of the maximum rate permitted by law, from the date of expenditure by Lender to the date of payment by Mortgagor.

11. **Default; Acceleration; Remedies.** If (a) there is a default under any Obligation secured by this Mortgage, or (b) Mortgagor fails timely to observe or perform any of Mortgagor's covenants, warranties or duties contained in this Mortgage, then, at the option of Lender each Obligation will become immediately due and payable unless notice to Mortgagor or Borrower and an opportunity to cure are required by applicable law or the document evidencing the Obligation and, in that event, the Obligation will become due and payable if the default is not cured as provided in the document evidencing the Obligation or as otherwise provided by law. If Lender exercises its option to accelerate, the unpaid principal and interest owed on the Obligation, together with all sums paid by Lender as authorized or required under this Mortgage or any Obligation, shall be collectible in a suit at law or by foreclosure of this Mortgage by action, or both, or by the exercise of any other remedy available at law or equity.

12. Waiver and Consent. Lender may waive any default without waiving any other subsequent or prior default by Mortgagor. Each Mortgagor who is not also a Borrower expressly consents to and waives notice of the following without affecting the liability of any such Mortgagor: (a) the creation of any present or future Obligations, default under any Obligations, proceedings to collect from any Borrower or anyone else, (b) any surrender, release, impairment, sale or other disposition of any security or collateral for the Obligations, (c) any release or agreement not to sue any guarantor or surety of the Obligations, (d) any failure to perfect Lender's security interest in or realize upon any security or collateral for the Obligations, (e) any failure to realize upon any of the Obligations or to proceed against any Borrower or any guarantor or surety, (f) any renewal or extension of the time of payment, (g) any determination of the allocation and application of payments and credits and acceptance of partial payments, (h) any application of the proceeds of disposition of any collateral for the Obligations to any obligation of any Mortgagor or Borrower secured by such collateral in such order and amounts as it elects, (i) any determination of what, if anything, may at any time be done with reference to any security or collateral, and (j) any settlement or compromise of the amount due or owing or claimed to be due or owing from any Borrower, guarantor or surety.

13. Assignment of Rents and Leases. Mortgagor conveys, assigns and transfers to Lender, as additional security for the Obligations, all leases of all or any part of the Property, whether oral or written, now or hereafter entered into by Mortgagor, together with any and all extensions and renewals of any leases, and all rents which become or remain due or are paid under any agreement or lease for the use or occupancy of any part or all of the Property. Until the occurrence of an event of default under this Mortgage or any agreement or lease for the use or occupancy of any part or all of the Property, the "Rents" from the Property, upon or any time after the occurrence of such an event of default and the expiration of any applicable cure period described in paragraph 11, and lapse of any applicable grace, notice or cure period provided in any document evidencing such Obligation, the license granted Mortgagor to collect the Rents shall automatically and immediately terminate and Mortgagor shall hold all Rents (whether paid before or after an event of default) in trust for the use and benefit of Lender, and Lender may, at its option, without any further notice, either in person or by agent, with or without taking possession of or entering the Property, with or without bringing any action or proceeding, or by a receiver to be appointed by a court, collect all of the Rents payable under the leases. All such payments shall be applied in such manner as Lender determines to payments required under this Mortgage and the Obligations. This Assignment shall be enforceable and Lender shall be entitled to take any action to enforce the assignment (including notice to the tenants to pay directly to Lender or the commencement of a foreclosure action) without seeking or obtaining the appointment of a receiver or possession of the Property. Any entering upon and taking possession of the Property, and collection of Rents, and any application of Rents as allowed by this Mortgage shall not cure or waive any default or waive, modify or affect notice of default under this Mortgage or invalidate any act done pursuant to such notice, and not in any way operate to prevent Lender from pursuing any other remedy which it now or hereafter may have under the terms or conditions of this Mortgage, any document evidencing any Obligation or any other instrument securing the Obligations.

14. Power of Sale. In the event of foreclosure, Lender may sell the Property at public sale and execute and deliver to the purchasers deeds of conveyance pursuant to statute. In the event of a foreclosure in which the court determines that the property is abandoned under §846.102, Wis. Stats., and as the same may be amended or renumbered from time to time, Lender may sell the Property at public sale in accordance with that statute.

15. Receiver. Upon the commencement or during the pendency of an action to foreclose this Mortgage, or enforce any other remedies of Lender under it, without regard to the adequacy or inadequacy of the Property as security for the Obligations, Mortgagor agrees that the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied as the court may direct.

16. Foreclosure Without Deficiency Judgment. If the Property is a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit charitable organization, Mortgagor agrees to the provisions of §846.101 Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right of judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less three months after a foreclosure judgment is entered. If the Property is other than a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit charitable organization, Mortgagor agrees to the provisions of §846.103, Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate three months after a foreclosure judgment is entered.

17. Expenses. Mortgagor shall pay all reasonable costs and expenses before and after judgment, including, without limitation, attorneys' fees, appraisal fees, fees and expenses for environmental assessments, inspections and audits, and fees and expenses for obtaining title evidence incurred by Lender in protecting or enforcing its rights under this Mortgage.

18. Successors and Assigns. The obligations of all Mortgagors are joint and several. This Mortgage benefits Lender, its successors and assigns, and binds Mortgagor(s) and their respective heirs, personal representatives, successors and assigns.

19. Interpretation. The validity, construction and enforcement of this Mortgage are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. All references in this Mortgage to sections of the Wisconsin Statutes are to those sections as they may be renumbered from time to time. Invalidity of any provision of this Mortgage will not affect the validity of any other provision. This Mortgage is intended by Mortgagor and Lender as a final expression of this Mortgage and as a complete and exclusive statement of its terms, there being no conditions to the enforceability of this Mortgage. This Mortgage may not be supplemented or modified except in writing.

20. Other Provisions. (If none are stated below, there are no other provisions.)

The undersigned agrees to the terms of this Mortgage and acknowledges receipt of an exact copy of this Mortgage.

Signed and Sealed May 30, 2018

Steggeman Investments, LLC

(SEAL)

A Wisconsin Limited Liability Company

(Type of Organization)

Wisconsin

(State of Organization)

(Organizational I.D. Number, if any)

By:

Michael J. Steggeman, Member

(SEAL)

(SEAL)

By:

(SEAL)

(SEAL)

By:

(SEAL)

(SEAL)

By:

(SEAL)

(SEAL)

AUTHENTICATION

OR

ACKNOWLEDGMENT

Signatures of

STATE OF Wisconsin

County of Jefferson

ss.

authenticated this _____ day of _____

This instrument was acknowledged before me on May 30, 2018

by Michael J. Steggeman

(Name(s) of person(s))

As Member

(Type of authority, e.g., officer, trustee, etc., if any)

Title: Member State Bar of Wisconsin or

authorized under §706.06, Wis. Stats.

This instrument was drafted by
Bank of Lake Mills/ Lane R. Smith

Steggeman Investments, LLC

(Name of person behalf of whom instrument was executed, if any)

Lane R. Smith

(Signature)

Notary Public, Wisconsin

My Commission Expires

October 7, 2018

FILED
10-14-2025
Anna Maria Hodges
Clerk of Circuit Court
2025CV008905
Honorable J. D. Watts-15
Branch 15

EXHIBIT L
(Personal Guaranty)

W. B. A.	151 (2/13)	11042
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© 2013 Wisconsin Bankers Association / Distributed by FIFCC®

CONTINUING GUARANTY (Unlimited)
(For Consumer or Business Transactions)

Dated August 17, 2017

GUARANTY. For good and valuable consideration, the receipt of which is acknowledged, and to induce Bank of Lake Mills
of 136 E. Madison St. Lake Mills, WI 53551 ("Lender"), to extend credit or to grant or continue other credit accommodations to
Steggeman Investments LLC ("Debtor").

the undersigned ("Guarantor," whether one or more) jointly and severally guarantees payment of the Obligations defined below when due or, to the extent not prohibited by law, at the time any Debtor becomes the subject of bankruptcy or other insolvency proceedings. "Obligations" means all loans, drafts, overdrafts, checks, notes, and all other debts, obligations and liabilities of every kind and description, whether of the same or a different nature, arising out of credit previously granted, credit contemporaneously granted or credit granted in the future by Lender to any Debtor, to any Debtor and another, or to another guaranteed or endorsed by any Debtor. Obligations include interest and charges and the amount of payments made to Lender or another by or on behalf of any Debtor which are recovered from Lender by a trustee, receiver, creditor or other party pursuant to applicable federal or state law, and to the extent not prohibited by law, including, without limitation, the Wisconsin Consumer Act, if applicable, all costs, expenses and attorneys' fees at any time paid or incurred before and after judgment in endeavoring to collect all or part of any of the above, or to realize upon this Guaranty, or any collateral securing any of the above, including those incurred in successful defense or settlement of any counterclaim brought by Debtor or Guarantor or incident to any action or proceeding involving Debtor or Guarantor brought pursuant to the United States Bankruptcy Code (collectively the "Costs of Collection"). Unless a lien would be prohibited by law or would render a nontaxable account taxable, Guarantor grants to Lender a security interest and lien in any deposit account Guarantor may at any time have with Lender. Lender may, at any time after the occurrence of an event of default and notice and opportunity to cure, if required by §425.105, Wis. Stats., set-off any amount unpaid on the Obligations and Costs of Collection against any deposit balances Guarantor may at any time have with Lender, or other money now or hereafter owed Guarantor by Lender. This Guaranty is also secured (to the extent not prohibited by law) by all existing and future security agreements between Lender and Guarantor and by any mortgage stating it secures guaranties of Guarantor. This Guaranty is valid and enforceable against Guarantor even though any Obligation is invalid or unenforceable against any Debtor.

WAIVER. To the extent not prohibited by applicable law, including, without limitation, the Wisconsin Consumer Act, if applicable, Guarantor expressly waives (a) notice of the acceptance of this Guaranty, the creation of any present or future Obligation, default under any Obligation, notice of acceleration or intent to accelerate any Obligation, proceedings to collect from any Debtor or anyone else, (b) all diligence of collection and presentment, demand, notice and protest, (c) any right to disclosures from Lender regarding the financial condition of any Debtor and any guarantor of the Obligations or the enforceability of the Obligations, and (d) all other legal and equitable surety defenses. To the extent not prohibited by the Wisconsin Consumer Act, if applicable, Guarantor's performance under this Guaranty is continuing, absolute and unconditional, irrespective of any circumstances whatsoever which might otherwise constitute a legal or equitable discharge or defense. No claim, including a claim for reimbursement, subrogation, contribution or indemnification which Guarantor may, as a guarantor of the Obligations and Costs of Collection, have against a co-guarantor of any of the Obligations and Costs of Collection or against any Debtor shall be enforced nor any payment accepted until the Obligations and Costs of Collection are paid in full and no payments to or collections by Lender are subject to any right of recovery.

CONSENT. To the extent not prohibited by applicable law, including, without limitation, the Wisconsin Consumer Act, with respect to any of the Obligations, Lender may from time to time before or after revocation of this Guaranty without notice to Guarantor and without affecting the liability of Guarantor for the full amount of the unpaid Obligations (a) surrender, release, impair, sell or otherwise dispose of any security or collateral for the Obligations, (b) release or agree not to sue any guarantor, surety or Debtor, (c) fail to perfect its security interest in or realize upon any security or collateral, (d) fail to realize upon any of the Obligations or to proceed against any Debtor or any guarantor or surety, (e) renew or extend the time of payment, (f) increase or decrease the rate of interest or the amount of the Obligations, (g) accept additional security or collateral, (h) determine the allocation and application of payments and credits and accept partial payments, (i) apply the cash proceeds of disposition of any collateral for the Obligations to any obligation of Debtor secured by such collateral in such order and amounts as it elects, (j) determine what, if anything, may at any time be done with reference to any security or collateral, (k) settle or compromise the amount due or owing or claimed to be due or owing from any Debtor, guarantor or surety, (l) accept a deed in lieu of foreclosure or make a credit bid of any part or all of the amount of the unpaid Obligations at the sale of any collateral for the Obligations which results in the transfer or sale of the collateral to Lender, and (m) sell, assign or otherwise transfer all or part of its interests in the Obligations and in any collateral or security for the Obligations. Guarantor expressly consents to and waives notice of all of the above. Guarantor consents to and authorizes Lender or its agents to obtain information concerning Guarantor's financial condition, including credit reports.

PERSONS BOUND. This Guaranty benefits Lender, its successors and assigns, and binds Guarantor, and Guarantor's respective heirs, personal representatives, successors and assigns. This Guaranty shall continue in full force and effect notwithstanding any change in structure or status of Debtor or Lender, whether by merger, consolidation, reorganization or otherwise, or assignment of this Guaranty to a successor or assignee of Lender. This Guaranty includes additional provisions on page 2.

NOTICE TO GUARANTOR

You are being asked to guarantee the payment of the past, present and future Obligations of Debtor. You may also have to pay Costs of Collection. Lender can collect the Obligations and Costs of Collection from you without first trying to collect from Debtor or another guarantor or from any collateral for the Obligations.

(SEAL)

(Type of Organization)


Michael J. Steggeman

(SEAL)

(SEAL)

(SEAL)

(SEAL)

929 N Aster Street # 2404, Milwaukee, WI 53202
(Address)

FOR LENDER CLERICAL USE ONLY

If any transaction guaranteed is a consumer transaction or subject to the Federal Reserve Regulation AA ("Reg AA"), each guarantor should also sign a Consumer WBA 156 "Explanation of Personal Obligation." Alternatively, if the guaranty is not subject to Reg AA, the guarantor may receive copies of documents which evidence the customer's obligation to pay.

Acknowledgment of signature on page 2.

Copies of documents or WBA 156 ☐ Documents Delivered: or
may be required..... ☐ 156 Delivered

ADDITIONAL PROVISIONS

ENTIRE AGREEMENT. This Guaranty is intended by Guarantor and Lender as a final expression of this Guaranty and as a complete and exclusive statement of its terms, there being no conditions to the full effectiveness of this Guaranty. To the extent not prohibited by the Wisconsin Consumer Act, if applicable, this Guaranty may not be contradicted or varied by evidence of prior, contemporaneous or subsequent oral agreements or discussions of Guarantor and Lender. There are no oral agreements among Guarantor and Lender. This Guaranty may not be supplemented or modified except in writing.

REPRESENTATIONS. Guarantor acknowledges and agrees that Lender (a) has not made any representations or warranties with respect to, (b) does not assume any responsibility to Guarantor for, and (c) has no duty to provide information to Guarantor regarding, the enforceability of any of the Obligations or the financial condition of any Debtor or guarantor. Guarantor has independently determined the creditworthiness of Debtor and the enforceability and all circumstances bearing upon the risk of nonpayment of the Obligations that diligent inquiry would reveal, and until the Obligations are paid in full will independently and without reliance on Lender continue to make such determinations.

REVOCATION. This is a continuing guaranty and shall remain in full force and effect until Lender receives written notice of its revocation signed by Guarantor or actual notice of the death of Guarantor. Upon revocation by written notice or actual notice of death, this Guaranty shall continue in full force and effect as to all Obligations contracted for or incurred before revocation, and as to them Lender shall have the rights provided by this Guaranty as if no revocation had occurred. Any renewal, extension or increase in the interest rate of any such Obligation, whether made before or after revocation, shall constitute an Obligation contracted for or incurred before revocation. Obligations contracted for or incurred before revocation shall also include credit extended after revocation pursuant to commitments made before revocation. Revocation by one Guarantor shall not affect any of the liabilities or obligations of any other Guarantor and this Guaranty shall continue in full force and effect with respect to them.

JURISDICTION. To the extent not prohibited by applicable law, including, without limitation, the Wisconsin Consumer Act, Guarantor irrevocably consents with respect to any suit, action or proceeding relating to this Guaranty or any of the other loan documents relating to the Obligations, that venue for any legal proceeding relating to the collection of this Guaranty shall be, at Lender's option, the county in which Lender has its principal office in Wisconsin, the county and state in which any Guarantor resides or the county and state in which this Guaranty was executed by Guarantor, and Guarantor waives any objection it, she or he may have at any time to the venue of any such proceeding brought in any such court, waives any claim that any such proceeding has been brought in an inconvenient forum and waives the right to object with respect to any such proceeding that such court does not have jurisdiction over such party.

INTERPRETATION. The validity, construction and enforcement of this Guaranty are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. To the extent not prohibited by the Wisconsin Consumer Act, if applicable, invalidity of any provision of this Guaranty shall not affect the validity of any other provision of this Guaranty. All terms not otherwise defined have the meanings assigned to them by the Wisconsin Uniform Commercial Code.

OTHER PROVISIONS. (If none are stated below, there are no other provisions).

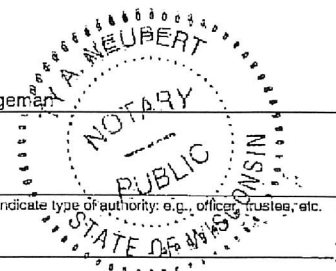
ACKNOWLEDGMENT

STATE OF Wisconsin }
COUNTY OF Jefferson } ss.

This instrument was acknowledged before me on August 17, 2017, by Michael J Steggeman

(Name(s) of person(s)) (as n/a)
(If not signing in individual capacity, indicate type of authority: e.g., officer, trustee, etc.)
of n/a
(and name of corporation, partnership or other party on behalf of whom guaranty was executed.)

Ty A Neupert (Notary Signature)
Notary Public, Wisconsin
My Commission Expires October 21, 2017





DAVID CULLEN

Milwaukee County Treasurer

RECEIVED
OCT 20 2025
WEST ALLIS
CITY ATTORNEY

October 10, 2025

City of West Allis
7525 W Greenfield Ave
West Allis, WI 53214

CERTIFIED MAIL NO. 92147969009997901850879440

FORECLOSURE IN REM FILE 2025 NO. 1
CIRCUIT COURT NO. 2025CV008455
PARCEL NO. 4390194000, 4760467000, 4879901002, 4880059000
ITEM NO. 6, 10, 58, 74

PLEASE TAKE NOTICE THAT THE COUNTY OF MILWAUKEE HAS FILED AN IN REM FORECLOSURE ACTION IN MILWAUKEE COUNTY CIRCUIT COURT WITH RESPECT TO THE ABOVE REFERENCED PARCEL(S) PURSUANT TO WISCONSIN STATE STATUTE 75.521 DUE TO DELINQUENT REAL ESTATE TAXES.

Pursuant to Wis. Stat. § 75.521(3)(c), enclosed please find copies of the following documents:

1. Milwaukee County's Petition for Foreclosure In Rem File 2025 No. 1 (the "Petition")
2. List of Tax Liens included in the Petition

Sincerely,

David Cullen
Milwaukee County Treasurer

Enclosure

FILED
09-29-2025
Anna Maria Hodges
Clerk of Circuit Court
2025CV008455
Honorable Reyna Morales-
42
Branch 42

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

IN THE MATTER OF THE FORECLOSURE
OF TAX LIENS UNDER SECTION 75.521
WISCONSIN STATUTES, BY MILWAUKEE
COUNTY,

LIST OF TAX LIENS FOR 2025, NO. 1

CASE NO.
CASE CODE NO. 30405

PETITION

NOW COMES the Milwaukee County, a Wisconsin municipal corporation, by its attorney, Milwaukee County Office of Corporation Counsel, by James G. Davies, Assistant Corporation Counsel, and files a list of tax liens of Milwaukee County attached hereto, incorporated herein, and designated Exhibit A, and alleges and shows to the Court as follows:

1. That Milwaukee County through David Cullen, its County Treasurer is authorized by Section 59.25(3)(a) of the Wisconsin Statutes to collect its own taxes.
2. That Milwaukee County through David Cullen, its County Treasurer is authorized by Section 74.57(1) of the Wisconsin Statutes to issue to Milwaukee County tax certificates which includes all parcels of real property included in the tax roll for which real property taxes, special charges, special taxes, or special assessments remain unpaid at the close of business on August 31 of each year.
3. That the tax certificates corresponding to the following parcels of land described in Exhibit A have been issued to the County of Milwaukee for delinquent taxes.
4. That Milwaukee County is now the owner and holder of said tax certificates and of the tax liens evidenced by tax certificates.

5. That the County of Milwaukee elected through Section 6.01 of the Milwaukee County General Ordinances to proceed under Section 75.521 of the Wisconsin Statutes, in relation to the enforcement of collection of tax liens by *in rem* procedure whenever it deems proper from and after March 1, 1963.

6. That Milwaukee County is authorized by Section 74.57(2)(b)3. of the Wisconsin Statutes to commence an action to foreclose the tax liens represented by the tax certificates under Section 75.521 of the Wisconsin Statutes.

7. That the County Treasurer of the County of Milwaukee has on the 29th day of September, 2025, filed a list of tax liens with the Clerk of the Circuit Court of Milwaukee County, a copy of which is attached hereto, incorporated herein and designated Exhibit A.

8. That the name of all municipalities having any right, title or interest in lands described in the tax liens attached hereto as Exhibit A, or the proceeds thereof, are as follows:

- a. The City of West Allis
- b. The City of Milwaukee

9. The State of Wisconsin has an interest in one or more of the parcels described in Exhibit A either by virtue of determined but unpaid inheritance tax lien; filed and nonoutlawed income or franchise tax warrant; or a judgment docketed in the County of Milwaukee, State of Wisconsin; and

10. The United States of America has an interest one or more parcels described in Exhibit A by virtue of judgment docketed in the United States District Court for the Eastern District of Wisconsin or by filed by unpaid Internal Revenue Service tax liens.

Wherefore, County of Milwaukee herein, prays for final judgment ordering and adjudging that County of Milwaukee is vested with an estate in fee simple absolute, subject to all unpaid

taxes and charges which are subsequent to the latest dated valid tax lien appearing on Exhibit A and subject to all recorded restrictions as provided by Section 75.14(4) of the Wisconsin Statutes, and further, that all persons, both natural and artificial, including the State of Wisconsin, infants, incompetents, absentees, and nonresidents who may have had any right, title, interest, claim, lien, or equity of redemption in such lands, are forever barred and foreclosed of such right, title, interest, claim, lien, or equity of redemption in each of the said described parcels of land in the County of Milwaukee, which remain unredeemed for which no answer pursuant to Section 75.521(7), Wisconsin Statutes, is filed.

Dated at Milwaukee, Wisconsin this 29th day of September, 2025.

Milwaukee County Corporation Counsel
SCOTT F. BROWN
State Bar No. 1089753

By: Electronically signed by James G. Davies
JAMES G. DAVIES
Assistant Corporation Counsel
State Bar No. 1097929
Attorney for Petitioner

P.O. Mailing Address:

Milwaukee County Office of Corporation Counsel
901 North Ninth Street, Room 303
Milwaukee, WI 53233
Telephone: (414) 278-4300
Facsimile: (414) 223-1249
Email: james.davies@milwaukeecountywi.gov

STATE OF WISCONSIN

CIRCUIT COURT

MILWAUKEE COUNTY

In the Matter of the Foreclosure of Tax Liens
Under Section 75.521, Wisconsin Statutes
By the County of Milwaukee, a Municipal
Corporation, List of Tax Liens for 2025, No. 1

The following is a list of parcels of property affected by delinquent tax liens as shown on the delinquent tax rolls in the Office of the Milwaukee County Treasurer. Said list is made and filed pursuant to the provisions of Section 75.521 of the Wisconsin Statutes.

EXHIBIT A

TO INQUIRE ABOUT THE PAYOFF BALANCE CALL (414) 278-4033

These delinquent tax liens previously listed are subject to interest and penalty on the principal sum of each tax lien computed at the rate of 1 & ½% per month from February 1 of the year first delinquent and subsequent years immediately following the year of the delinquent tax lien through the date of redemption and subject to administrative costs as provided in Wisconsin Statutes Sections 74.11(11) & 74.12(9).

STATE OF WISCONSIN
CIRCUIT COURT of MILWAUKEE COUNTY

In the matter of the foreclosure of tax liens under section 75.521 Wisconsin Statutes, by Milwaukee County, List of Tax Liens for 2025, No. 1

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
1	601 East Jessica Circle Oak Creek, WI 53154	956 0197 000	Lot 43, In Block 1, COUNTRY CREEK V, being a Subdivision of Outlot 1 of Certified Survey Map No. 5614, being a part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 33, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.	Ileana Sanders 601 East Jessica Circle Oak Creek, WI 53154 Mortgage(s) of record: Educators Credit Union P.O. Box 081040 Racine, WI 53408 Other Interested Parties: Midland Funding LLC, 2365 Northside Dr Suite 300, San Diego, CA 92108 Cash Link USA LLC P.O. Box 7084 Kansas City, MO 64113 BCG Equities, LLC 225 S. Executive Dr. Brookfield, WI 53005	2021 \$7,460.98 2020 \$7,099.85 2019 \$7,072.86 2018 \$7,114.87 2017 \$6,508.24 2016 \$6,130.46 2015 \$6,183.11 2014 \$2,251.00	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017 2/1/2016 2/1/2015	1% 1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
				Cottonwood Financial Wisconsin LLC 1901 Gateway Dr #200 Irving, TX 75038				
2	9806 West Lincoln Avenue West Allis, WI 53227	479 0564 000	Lot Four (4) and Lot Five (5), excepting the North 40 feet thereof in Rupp Subdivision, being a part of the Southeast One-quarter (1/4) of Section Five (5), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Behavior Property Portfolios LLC 250 E. Wisconsin Avenue, Ste 1750 Milwaukee, WI 53202 Mortgage(s) of record: None Other Interested Parties: None	2021 \$31,579.72	2/1/2022	1%	1/2%
3	1675 North 121st Street Wauwatosa, WI 53226	376 0176 000	The North 1/2 of Lot 1, in Block 3, in Zingen & Braun's Homeland Estates, in the Southwest 1/4 of Section 19, in Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin, and the East 1/2 of vacated alley adjoining.	Anne Marie Noonan 1675 North 121st Street Wauwatosa, WI 53226 Mortgage(s) of record: None Other Interested Parties: None	2021 \$8,518.41 2020 \$9,105.59 2019 \$7,065.17 2018 \$2,701.99	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
4	1475 South 94th Street West Allis, WI 53214	450 0066 000	Lot Three (3), in Block Six (6), in Zingen and Braun's Fair Park, in the Northeast One-quarter (1/4) of Section Five (5), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Thomas W. Keel N64W34927 Road J Oconomowoc, WI 53066 Mortgage(s) of record: None Other Interested Parties: None	2021 \$9,788.72 2020 \$5,835.74 2019 \$5,456.42 2018 \$2,189.31	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%
5	1524 South 87th Street West Allis, WI 53214	451 0539 000	The North 40 feet of Lot Thirteen (13), and the North 40 feet of the East 49.45 feet of Lot Fourteen (14), in Block Two (2), in Homestead Company's Plat of Subdivision of 16.364 acres of land in the Northwest One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Gregory A. DeBoer 1524 South 87th Street West Allis, WI 53214 Mortgage(s) of record: None Other Interested Parties: None	2021 \$4,141.43 2020 \$4,292.14 2019 \$4,606.07 2018 \$4,336.03 2017 \$3,542.01	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
6	6124 West Madison Street West Allis, WI 53214	439 0194 000	The East 34 feet of the West 103.28 feet of Lot Nineteen (19) and Lot Twenty (20), in Block Two (2), in Re-Subdivision of Soldiers Home Heights Co's Subdivision in the Southeast One-quarter (1/4) of Section Thirty-four (34), Township Seven (7) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Peter T. Rozman, aka Peter Rozman, Jr. 6124 West Madison Street West Allis, WI 53214 Mortgage(s) of record: None Other Interested Parties: City of West Allis 7525 W Greenfield Ave, West Allis, WI 53214	2021 \$2,889.07 2020 \$3,504.68 2019 \$2,987.96 2018 \$2,689.78 2017 \$5,410.55 2016 \$2,137.82	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%
7	323 North 110th Street Wauwatosa, WI 53226	411 0302 000	Lot Fifteen (15), in Block "A", in Wauwatosa Highlands, being a part of the South East One-quarter (1/4) of Section Thirty (30), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Wauwatosa, Milwaukee County, Wisconsin.	Gregory A. DeBoer 323 North 110th Street Wauwatosa, WI 53226 Mortgage(s) of record: Security Bank, S.S.B. c/o BMO Harris Bank National Association 111 West Monroe Street Chicago, IL 60603	2021 \$4,081.40 2020 \$4,199.33 2019 \$4,218.66 2018 \$3,889.33	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
				Other Interested Parties: None	2017 \$3,620.24 2015 \$45.54	2/1/2018 2/1/2016	1% 1%	1/2% 1/2%
8	1324 S. 77 th Street West Allis, WI 53214	441 0099 000	Lot 30, in Block 4, in Fleming Park, being a Subdivision of a part of the Southeast 1/4 of Section 33, in Township 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.	Relynn V. Yang 1324 S. 77 th Street West Allis, WI 53214 Mortgage(s) of record: None Other Interested Parties: Milwaukee County Circuit Court 901 N. 9 th Street Milwaukee, WI 53233	2021 \$3,997.04 2020 \$3,826.35 2019 \$3,674.56 2018 \$3,726.28 2017 \$2,205.20	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%
9	3718 E. Ryan Road Oak Creek, WI 53154	869 9964 001	Parcel A: That part of the Southeast 1/4 of Section 23, in Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows, to-wit Commencing at a point in the South line of said 1/4	Dennis J. Schulte 3718 E. Ryan Road Oak Creek, WI 53154 Mortgage(s) of record: Northshore Bank FSB 15700 W Bluemound Road Brookfield, WI 53005	2019 \$4,590.66 2018 \$3,322.38	2/1/2020 2/1/2019	1% 1%	1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			Section, 695.0 feet East of the Southwest corner of said 1/4 Section, running thence North and parallel to the West line of said 1/4 Section, 387.58 feet to a point, thence East and parallel to the South line of said 1/4 Section, 60.0 feet to a point, thence South and parallel to the West line of said 1/4 Section, 387.58 feet to a point in the South line of said 1/4 Section, thence West along the South line of said 1/4 Section, 60.0 feet to the place of commencement. Parcel B That part of the Southeast 1/4 of Section 23, in Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows, to-wit Commencing at a point in the South line	Other Interested Parties: State of Wisconsin Department of Revenue P.O. Box 8901 Madison, WI 53708-8901 We Energies 231 W. Michigan Street Milwaukee, WI 53203 Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233				

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			of said 1/4 Section, 755.0 feet East of the Southwest corner of said 1/4 Section, running thence Northerly and parallel to the West line of said 1/4 Section, 387.58 feet to a point in the Southerly right of way line of the Wisconsin Electric & Power Company, thence East along said right of way line 3.0 feet to a point, thence Southeasterly along the said right of way line 82.42 feet to a point, thence Southerly and parallel to the West line of said 1/4 Section, 339.75 feet to a point in the South line of said 1/4 Section, thence West along the South line of said 1/4 Section, 70 feet to the place of commencement					

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
10	2140 S. 75 th Street West Allis, WI 53219	476 0467 000	Lot Thirty (30), in Block Four (4), First Continuation of Cloverdale, being a Subdivision part of South West One-quarter (1/4) of Section Three (3), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Dean J. O'Connor 2140 S. 75th Street West Allis, WI 53219 Mortgage(s) of record: None Other Interested Parties: City of West Allis 7525 W Greenfield Ave, West Allis, WI 53214	2021 \$2,844.85 2020 \$2,803.04 2019 \$2,693.35 2018 \$1,993.47	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%
11	1606 18 th Avenue South Milwaukee	769 0260 000	The North 1/2 of Lots 36, 37, and 38, in Block 4, in Merchants Real Estate Company Addition to South Milwaukee in the Northeast 1/4 of Section 10, in Township 5 North, Range 22 East, in the City of South Milwaukee, Milwaukee County, Wisconsin.	Jose Toscano 1645 North 32nd Street Milwaukee, WI 53208 Mortgage(s) of record: None Other Interested Parties: None	2021 \$1,452.57 2020 \$1,526.40 2019 \$1,333.57 2018 \$1,500.19 2017 \$1,949.75	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
12	1944 S. 89 th Street West Allis, WI 53227	478 0114 000	Part of Block numbered One (1) in McGeoch's Woodlawn Addition, being a part of the South West One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows, to-wit: Commencing at a point in the center line of South 89th Street, said point being 255.61 feet North of the center line of West Rogers Street, as platted in McGeoch's Woodlawn Addition; thence Northerly along the center of South 89th Street, 42.6 feet to a point, thence Easterly and parallel to the centerline of West Rogers Street, 142.81 feet to a point; thence Southerly and parallel to the center line of South 89th Street,	Gene G. Schwartz 1944 S. 89th Street West Allis, WI 53227 Mortgage(s) of record: None Other Interested Parties: None	2021 \$5,115.83 2020 \$3,141.56	2/1/2022 2/1/2021	1% 1%	1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
13	1576 S. 81 st Street West Allis, WI 53214	452 0310 000	42.6 feet to a point, thence Westerly and parallel to the center line of West Rogers Street, 142.81 feet to the place of beginning, excepting and reserving the Westerly 30 feet for the Westerly 30 feet for South 89th Street. Lot Twenty (20), in Block Four (4), in State Avenue Land Company's Subdivision, in the Northeast One-quarter (1/4) of Section Four (4), Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Bassam Al Ramahl 9721 South Bluegrass Place Oak Creek, WI 53154 Mortgage(s) of record: West Coast Fund, LLC 15215 N. Scottsdale Rd., Ste. 810 Scottsdale, AZ 85254 Other Interested Parties: None	2021 \$2,681.57	2/1/2022	1%	1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
14	2471 S. 74 th Street West Allis, WI 53219	489 0407 000	The South Nine (9) feet of Lot Eighteen (18) and North Twenty-three (23) feet of Lot Nineteen (19), in Block Six (6) in AGNEW'S HIGHLAND ACRES NO. 2, being a part of the North West One-quarter (1/4) of Section Ten (10), in Township Six (6) North, Range Twenty-One (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Thomas L. Jagielski 2471 S. 74th Street West Allis, WI 53219 Mortgage(s) of record: None Other Interested Parties: None	2021 \$999.41	2/1/2022	1%	1/2%
15	905 East Manor Circle Bayside, WI 53217	021 0069 000	Lot Three (3) in Block Thirteen (13) in Continuation of Bay Side, a subdivision of Forty-nine and Fourteen Hundredths (49.14) acres located in the South West One-quarter (1/4) of Section Four (4), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Bayside, Milwaukee County, Wisconsin.	Donald E. McGillan, Deceased Michael E. McGillan 905 East Manor Circle Bayside, WI 53217 Mortgage(s) of record: None Interested Parties: Horizon Home Care & Hospice Inc 11400 W Lake	2021 \$6,988.36 2020 \$6,781.62 2019 \$7,627.11 2018 \$7,027.23 2017 \$6,772.01	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
				Park Drive Milwaukee, WI 53224	2016 \$6,667.00	2/1/2017	1%	1/2%
				Bank of America NA, 3033 Campus Dr Ste 250, c/o Messerli & Kramer PA, Plymouth, MN 55441	2015 \$5,372.62	2/1/2016	1%	1/2%
					2014 \$5,233.06	2/1/2015	1%	1/2%
16	5030 South 51st Street Greenfield, WI 53220	620 9969 001	A parcel of land in the North East One-quarter (1/4) of Section numbered Twenty-six (26), in Township numbered Six (6) North, of Range Twenty- one (21) East, in the City of Greenfield, Milwaukee County, Wisconsin, bounded and described as follows: Commencing on the West line, 315.50 feet North of the South line; thence North on the West line 194.50 feet; thence East and parallel to the South line, 166.50 feet; thence South and parallel to the West line, 194.50 feet; thence West and parallel to the South line, 166.50 feet to the place of	William Stahovic 5030 South 51st Street Greenfield, WI 53220 Mortgage(s) of record: None Other Interested Parties: State of Wisconsin Department of Revenue P.O. Box 8901 Madison, WI 53708-8901 Portfolio Recovery Associates, LLC P.O. Box 12914 Norfolk, VA 23541	2021 \$3,641.12 2020 \$3,590.47 2019 \$3,810.90 2018 \$3,455.51 2017 \$3,497.31 2016 \$3,513.42 2015 \$2,095.91	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017 2/1/2016	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			beginning, excepting the West 45 feet and the North 30 feet for street purposes. Also A parcel of land in the Northeast 1/4 of Section 26, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, described as follows: The South 165 feet of the North 360.00 feet of the South 705 feet of the East 10 feet of the West 176.5 feet of the Northeast 1/4 of Section 26, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.	Barclays Bank Delaware c/o Messerli & Kramer PA 3033 Campus Drive Ste 250 Plymouth, MN 55441				

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
17	805 Fairview Avenue South Milwaukee, WI 53172	728 0139 000	That part of the Southeast One-quarter (1/4) of Section Two (2), in Township Five (5) North, Range Twenty-two (22) East, and part of the Reserve Lot in Forest Park Addition No. 3, being a subdivision of a part of the Southeast One-quarter (1/4) of Section Two (2), in Township Five (5) North, Range Twenty-two (22) East, in the City of South Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows, to-wit: Commencing at the Northeast corner of the Southeast One-quarter (1/4) of said Section Two (2); running thence South along the East line of said 1/4 section 200.37 feet to a point; running thence West and parallel to the North line of said 1/4 section 346.08 feet to the point of commencement in	Leonne M. Duncan Revocable Living Trust PO Box 129 South Milwaukee, WI 53172 Mortgage(s) of record: Pyramax Bank 7001 W. Edgerton Ave. Greenfield, WI 53220 Other Interested Parties: None	2021 \$5,110.48 2020 \$4,958.94 2019 \$4,890.42 2018 \$4,722.94 2017 \$4,648.60	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
18	2130 W Good Hope Road, #9 Glendale, WI 53209	100 0376 000	the description of the land hereby described; running thence West and parallel to the North line of said 1/4 section 320.92 feet to a point in the East line of Fairview Avenue; running thence North on and along the East line of Fairview Avenue 50 feet to a point; running thence East and parallel to the North line of said 1/4 section 320.92 feet to a point; running thence South and parallel to the East line of said 1/4 section 50 feet to the point of commencement. Unit 2130-9, in Building 3, together with an undivided interest in and to the common elements and facilities set forth in the Declaration of Condominium for Manchester Village Condominium, a condominium declared and existing under and by virtue	Estate of Maria-Lucia Araujo Cardoso 2130 W Good Hope Road, #9 Glendale, WI 53209 Mortgage(s) of record: Educators Credit Union 1326 Willow Road Mt. Pleasant, WI 53177	2021 \$2,086.82 2020 \$2,136.25 2019 \$2,042.75 2018 \$1,918.90	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			of the Condominium Ownership Act of the State of Wisconsin, according to the declaration of condominium recorded in the Office of the Register of Deeds on July 31, 1978, Reel 1133, Image 627 as Document No. 5236915 and as amended. Located in the City of Glendale, Milwaukee County, Wisconsin.	Other Interested Parties: None	2017 \$1,953.16 2016 \$1,937.18 2015 \$691.58 2014 \$1,083.60	2/1/2018 2/1/2017 2/1/2016 2/1/2015	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%
19	3936 E. Squire Avenue Cudahy, WI 53110	632 0009 000	Lots Fourteen (14) and Fifteen (15) in Block Thirty (30), Addition Number One (1) to the Townsite of Cudahy in the Northeast Quarter (NE1/4) of Section Twenty-six (26), in Township Six (6) North, Range numbered Twenty-two (22) East, in the City of Cudahy, Milwaukee County, Wisconsin.	Joann Pape 3936 E. Squire Avenue Cudahy, WI 53110 Mortgage(s) of record: None	2021 \$2,790.02 2020 \$3,273.17 2019 \$3,116.96 2018 \$3,043.70 2017 \$104.19	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty	
				Other Interested Parties: Milwaukee County Department of Human Services 1220 W. Vliet Street, Suite 301 Milwaukee, WI 53205 State of Wisconsin Medical Assistance, Bureau of Health Care Systems and Operations 1 W. Wilson Street P.O. Box 309 Madison, WI 53707 Milwaukee County Home Repair Program 1220 W. Vliet Street, Suite 301 Milwaukee, WI 53205					

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
20	3625-25A E. Squire Avenue Cudahy, WI 53110	632 0119 001	Lot Fourteen (14) and Lot Fifteen (15), Block Thirty-four (34), in Addition No. 1 to the Townsite of Cudahy, in the Northeast One-quarter (1/4) of Section Twenty-six (26), Township Six (6) North, Range Twenty-two (22) East, City of Cudahy, Milwaukee County, Wisconsin.	Roger Tamsen II 3625 E. Squire Avenue Cudahy, WI 53110 Roger Tamsen II 3625A E. Squire Avenue Cudahy, WI 53110 Mortgage(s) of record: None Other Interested Parties: None	2021 \$2,977.11 2020 \$2,471.79 2019 \$3,202.48 2018 \$2,590.43	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%
21	2423 S. 60 th Street West Allis, WI 53219	490 0028 000	Lot 14, in Block 1, in Rita Park, a subdivision of part of the Northeast 1/4 of Section 10, in Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.	Roberta L. Kirby Timothy P. Wood Jonathan P. Wood 2423 S. 60th Street West Allis, WI 53219 Mortgage(s) of record: None Other Interested Parties: None	2021 \$5,051.64 2020 \$4,916.40 2019 \$551.57 2018 \$1,339.13	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
22	3350 E. Mallory Avenue Cudahy, WI 53110	6360034000	The West One-half (1/2) of the South 134.00 feet of Lot Seven (7), Block Four (4), in Assessment Subdivision No. 72, being a subdivision of a part of the Southwest One-quarter (1/4) of Section Twenty-six (26), Township Six (6) North, Range Twenty-two (22) East, in the City of Cudahy, Milwaukee County, Wisconsin.	James G. Hanna Joanne Hanna 3350 E. Mallory Avenue Cudahy, WI 53110 Mortgage(s) of record: None Other Interested Parties: None	2021 \$3,081.36	2/1/2022	1%	1½%
23	3350 E. Mallory Avenue Cudahy, WI 53110	6360035002	The West One-half (1/2) of the following parcel: All except the North Thirty (30) feet and the South One Hundred Thirty-four (134) feet of Lot Seven (7), in Block Four (4), in Assessment Subdivision No. 72, being a subdivision of a part of the Southwest One-quarter (1/4) of Section Twenty-Six (26), Township Six (6) North, Range Twenty-two (22) East, in the City of Cudahy, Milwaukee County, Wisconsin.	James G. Hanna Joanne Hanna 3350 E. Mallory Avenue Cudahy, WI 53110 Mortgage(s) of record: None Other Interested Parties: None	2021 \$60.23 2020 \$71.69 2019 \$73.28	2/1/2022 2/1/2021 2/1/2020	1% 1% 1%	1½% 1½% 1½%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
24	5992 S. Elaine Avenue Cudahy, WI 53110	683 9966 002	Parcel 2 of Certified Survey Map No. 5703, recorded in the Office of Register of Deeds for Milwaukee County, Wisconsin on June 22, 1992, on Reel 2805, Image 887, as Document No. 6626616, being a part of the Northeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Thirty-four (34), Township Six (6) North, Range Twenty-two (22) East, in the City of Cudahy, Milwaukee County, Wisconsin.	Glen Haase 2840 East Bottsford Avenue St. Francis, WI 53235 Mortgage(s) of record: Southshore Credit Union c/o TrueStone Financial Federal Credit Union 6715 Green Bay Road Kenosha, WI 53142 Other Interested Parties: None	2021 \$1,171.30 2020 \$1,473.02 2019 \$1,861.99 2018 \$1,548.61 2017 \$1,619.39 2016 \$1,541.73 2015 \$1,447.44 2014 \$1,917.86 2013 \$1,963.92	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017 2/1/2016 2/1/2015 2/1/2014	1% 1% 1% 1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
25	8924 W. Puetz Road Franklin, WI 53132	839 9996 002	Lot One (1), of Certified Survey Map No. 6285, recorded in the Office of Register of Deeds for Milwaukee County, Wisconsin on November 6, 1996, as Document No. 7287158, being a part of the Southwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Sixteen (16), Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, Milwaukee County, Wisconsin.	Joseph Dostal III 8924 W. Puetz Road Franklin, WI 53132 Mortgage(s) of record: Paul A. Huhn 8924 W. Puetz Road Franklin, WI 53132 Other Interested Parties: Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233 Wisconsin Department of Children and Families 201 West Washington Avenue P.O. Box 8916 Madison, WI 53703-8916	2021 \$123.74 2020 \$40.47 2017 \$2,797.73 2016 \$2,633.31 2015 \$70.38 2014 \$2,717.15 2013 \$534.53	2/1/2022 2/1/2021 2/1/2018 2/1/2017 2/1/2016 2/1/2015 2/1/2014	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
26	921 Milwaukee Avenue South Milwaukee, WI 53172	771 0073 000	Lot 11 and the West 15 feet of Lot 10, in Block 6, in Townsite of South Milwaukee, located in the Northeast 1/4 of Section 11, in Township 5 North, Range 22 East, in the City of South Milwaukee, Milwaukee County, Wisconsin.	Justin Schrank 1437 South 11th Street, Milwaukee, WI 53204 Mortgage(s) of record: None Other Interested Parties: City of Milwaukee 200 E. Wells Street Milwaukee, WI 53202	2021 \$4,433.66 2020 \$1,925.55	2/1/2022 2/1/2021		
27	4615 W. Parkland Avenue Brown Deer, WI 53223	085 0174	Lot Fifteen (15), in Block Eleven (11), in Golf View Crest Addition No. 1, being a subdivision of a part of the Northeast One-quarter (1/4) of Section Fourteen (14), Township Eight (8) North, Range Twenty-one (21) East, in the Village of Brown Deer, Milwaukee County, Wisconsin.	Paul C. Gilmore, Jr. Tiffany Gilmore 4615 W. Parkland Avenue Brown Deer, WI 53223 Mortgage(s) of record: Educators Credit Union 1326 Willow Road Mount Pleasant, WI 53177	2021 \$3,725.20 2015 \$1,055.99 2014 \$1,412.23 2013 \$748.21	2/1/2022 2/1/2016 2/1/2015 2/1/2014	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
28	14 98 th Street West Allis, WI 53214	450 0140 000	The West 76.46 feet of Lot Sixteen (16), in Block Two (2), in Mount Tanner Subdivision in the Northeast One-quarter (1/4) of Section Five (5), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Other Interested Parties: State of Wisconsin Department of Revenue P.O. Box 8901 Madison, WI 53708-8901 LVNV Funding LLC c/o Messerli & Kramer PA, 3033 Campus Drive Suite 250, Plymouth, MN 55441 Equity Assets Limited LLC P.O. Box 180525, Delafield, WI 53018 Mortgage(s) of record: None Other Interested Parties: City of Milwaukee 200 E. Wells Street Milwaukee, WI 53202	2021 \$243.01 2020 \$159.06 2019 \$154.78 2018 \$156.66 2017 \$161.18 2016 \$155.74	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
					2015 \$154.93	2/1/2016	1%	1/2%
					2014 \$154.82	2/1/2015	1%	1/2%
					2013 \$92.52	2/1/2014	1%	1/2%
29	Situated on West St. Martins Road Franklin, WI 53132	847 9982 004	Outlot 1 of Certified Survey Map No. 6538, recorded in the Office of Register of Deeds for Milwaukee County, Wisconsin on July 27, 1998, in Volume 4358 on Page 1933 through 1937 inclusive, as Document No. 7571686, being a re-division of Parcel 1 of Certified Survey Map No. 6476, a re-division of Parcel 1 of Certified Survey Map No. 6462, and a re-division of Parcels 1 and 2 of Certified Survey Map No. 5939, said maps being a part of the Northwest One-quarter (1/4) of Section Twenty-one (21), Township Five (5) North, Range Twenty-one	O'Connor Company, Inc. Brett Stone 2658 North Lake Drive, Milwaukee, WI 53211 Mortgage(s) of record: None Other Interested Parties: None	2021 \$94.62 2020 \$170.52 2019 \$11.11 2018 \$278.80 2017 \$141.20 2016 \$12.05 2015 \$387.46	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017 2/1/2016	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			(21) East, and a part of the Northeast One-quarter (1/4) of Section Twenty (20), Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, Milwaukee County, Wisconsin.		2014 \$13.22 2013 \$115.34	2/1/2015 2/1/2014	1% 1%	1/2% 1/2%
30	Situated on West Southview Drive, Franklin, WI 53132	791 9996 004	Outlot 2 of Certified Survey Map No. 4174, recorded in the Office of Register of Deeds for Milwaukee County, Wisconsin on March 30, 1982, as Document No. 5532092, being in the Southwest One-quarter (1/4) of Section Ten (10), Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, Milwaukee County, Wisconsin.	Meyerson, Edward Gerald Arbiture John A. Fechner 6119 West Fond du Lac Avenue Milwaukee, WI 53218 Mortgage(s) of record: None Other Interested Parties: None	2021 \$94.62 2020 \$10.48 2019 \$11.11 2018 \$11.22 2017 \$11.64 2016 \$12.05 2015 \$13.18	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017 2/1/2016	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
					2014 \$13.22 2013 \$13.50	2/1/2015 2/1/2014	1% 1%	1/2% 1/2%
31	5708 West Lincoln Avenue West Allis, WI 53219	474 0430 001	PARCEL 1: Lot 17 and the East 15 feet of Lot 18, in Block 6, in McGeoch's Lincoln Avenue Addition, being a Subdivision of a part of the Southwest 1/4 of Section 2, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin. Parcel 2: The West 15 feet of Lot 18 and all of Lot 19, in Block Six (6), in McGeoch's Lincoln Avenue Addition, being a Subdivision of a part of the Southwest 1/4 of Section 2, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.	Timothy T. Brennan and Julia A. Brennan 622 North 79th Street Wauwatosa, WI 53213 Mortgage(s) of record: None Other Interested Parties: City of Milwaukee 200 E. Wells Street Milwaukee, WI 53202	2021 \$11,983.11 2020 \$11,988.63 2019 \$6,703.29	2/1/2022 2/1/2021 2/1/2020	1% 1% 1%	1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
32	1129-1131 South 58th Street West Allis, WI 53214	438 0258 000	Lot 20, Block 3, in J.W. Seifert's Subdivision of a part of Blocks 3 and 4, Brady's Subdivision, in the South West 1/4 of Section 35, Township 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.	Barbara Dix 1129 S. 58th Street West Allis, WI 53214 Jessica Hubbard 1131 S. 58th Street West Allis, WI 53214 Mortgage(s) of record: None Other Interested Parties: Citibank, N.A. 3033 Campus Dr, # 250, Plymouth, MN 55441 State of Wisconsin Department of Workforce Development P.O. Box 7946 Madison, WI 53707-7946	2021 \$4,430.36 2020 \$4,400.21 2019 \$4,277.35 2018 \$4,362.85 2017 \$4,552.72 2016 \$4,061.25	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
33	8191 Fairmont Lane Greendale, WI 53129	697 9999 008	Parcel 1 of Certified Survey Map No. 2593, recorded in the Office of Register of Deeds for Milwaukee County, Wisconsin on July 25, 1975, in Reel 867, Images 470 through 472, as Document No. 4933202, being a part of the Southeast One-quarter (1/4) of Section Thirty-three (33), in Township Six (6) North, Range Twenty-one (21) East, in the Village of Greendale, Milwaukee County, Wisconsin.	Ellsworth Qualified Personal Residence Trust 8191 Fairmont Lane Greendale, WI 53129 Mortgage(s) of record: None Other Interested Parties: None	2021 \$15,463.25 2020 \$15,969.40	2/1/2022 2/1/2021	1% 1%	1/2% 1/2%
34	4062 N. 99 th Street Wauwatosa, WI 53222	254 0398 001	Lots 4, 5 and 6, all in Block 6, Braeburn Terrace, being a Subdivision of a part of the Southeast 1/4 of Section 5, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.	Scott E. and Nancy A. Nushart 4062 N. 99th Street Wauwatosa, WI 53222 Mortgage(s) of record: None	2021 \$5,949.06 2020 \$3,547.72 2019 \$6,165.96 2018 \$5,473.95 2017 \$4,639.24	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
				Other Interested Parties: Medical College of Wisconsin 8701 Watertown Plank Road Milwaukee, WI 53226 Froedtert Memorial Hospital 9200 W. Wisconsin Avenue Milwaukee, WI 53226 State of Wisconsin Department of Revenue P.O. Box 8901 Madison, WI 53708-8901				
35	3806 East Carpenter Avenue Cudahy, WI 53110	632 0369 000	Lot Twenty-one (21) and the East 10 feet of Lot Twenty (20), Block Five (5), Carpenter & Sommers Addition to the Townsite of Cudahy in the Third Ward of the City of Cudahy, Milwaukee County, Wisconsin.	Judith Ann Salkeld 3806 East Carpenter Avenue Cudahy, WI 53110 Mortgage(s) of record: None	2021 \$6,515.07 2020 \$6,265.27 2019 \$4,385.33 2018 \$4,621.90	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
				Other Interested Parties: None	2017 \$3,910.09	2/1/2018	1%	1/2%
36	557 North 66th Street Wauwatosa, WI 53213	384 0329 000	Lot Twenty-eight (28), in Block Eight (8), in Graystone Park, in the Southeast One-quarter (1/4) and Northeast One-quarter (1/4) of Section Twenty-seven (27), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Wauwatosa, Milwaukee County, Wisconsin.	Kathleen J. Sorce 557 North 66th Street Wauwatosa, WI 53213 Mortgage(s) of record: None Other Interested Parties: None	2021 \$5,294.41 2020 \$5,657.62 2019 \$5,937.22 2018 \$4,319.56 2017 \$3,903.65	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%
37	4372 South Packard Avenue Cudahy, WI 53110	589 0095 000	Lot Twenty-three (23), and the South 6 1/2 feet of Lot Twenty-two (22), Block Four (4), Townsite of Cudahy, being in the City of Cudahy, Milwaukee County, Wisconsin.	Kheang C. Kov 3136 South Illinois Avenue Milwaukee, WI 53207 Mortgage(s) of record: None Other Interested Parties: None	2021 \$6,483.45 2020 \$7,132.54 2019 \$6,806.11 2018 \$5,581.56	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
38	3520 South 46th Street Greenfield, WI 53220	555 1034 000	Lot 7, Block 4, in Wurster's Subdivision, being a Subdivision of a part of the South East 1/4 of Section 14, in Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, together with the West 1/2 of vacated alley adjoining on the East.	John L. Rogich 3520 South 46th Street Greenfield, WI 53220 Mortgage(s) of record: None Other Interested Parties: None	2021 \$3,598.10 2020 \$2,883.24 2019 \$3,029.59 2018 \$2,647.16 2017 \$3,236.57 2016 \$2,647.67 2015 \$2,391.37 2014 \$1,742.23	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017 2/1/2016 2/1/2015	1% 1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
39	9300 West Spindle Top Court Franklin, WI 53132	753 0017 001	Parcel 1 of Certified Survey Map No. 6568, recorded in the Office of Register of Deeds for Milwaukee County, Wisconsin on October 6, 1998, as Document No. 7611334, being a redivision of Lots 9 and 10 of Spindle Top Farms, being in the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Eight (8), Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, Milwaukee County, Wisconsin.	Giovanni Bozzacchi also known as Gianni Bozzacchi 9300 West Spindle Top Court Franklin, WI 53132 Mortgage(s) of record: Kleos Capital Partners, L.P. 8 William Street Darien, CT 06820 Rowe Nominees and Oakcrest LLC 13307 W Watertown Plank Road Elm Grove, WI 53122 Other Interested Parties: Wisconsin Department of Children and Families 201 West Washington Avenue P.O. Box 8916 Madison, WI 53703-8916	2021 \$11,006.93 2020 \$12,874.17 2019 \$2,847.40	2/1/2022 2/1/2021 2/1/2020	1% 1% 1%	1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
40	832 West Riverview Drive Glendale, WI 53209	162 0100 000	Lot 28 and the West 15 feet of Lot 29, Block 1, in Assessment Subdivision No. 78, being a part of the Southwest 1/4 and Northwest 1/4 of Section 29, Town 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin.	Craig A. Stephen 832 West Riverview Drive Glendale, WI 53209 Mortgage(s) of record: None Other Interested Parties: None	2021 \$6,034.22 2020 \$6,082.52 2019 \$5,856.61 2018 \$6,155.46 2017 \$897.78	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%
41	8306 Stickney Avenue Wauwatosa, WI 53213	343 0174 000	All except the North 157.6 feet of that certain parcel of land being part of Lot Eleven (11), in Wm. Von. Baumbach's Subdivision No. 2, being the Resubdivision of Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) James' Ludington and John H. Loomis' Subdivision, of the Northwest One-quarter (1/4) of Section Twenty-one (21), in Township Seven (7) North, Range	Richard G. Koster Debra L. Koster 8306 Stickney Avenue Wauwatosa, WI 53213 Mortgage(s) of record: North Shore Bank, FSB 15700 W. Bluemound Road Brookfield, WI 53005	2021 \$487.22 2020 \$6,166.16 2019 \$6,237.11 2018 \$3,992.12 2017 \$4,820.62	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			Twenty-one (21) East, in the City of Wauwatosa, and also the Subdivision of part of the Northeast One-quarter (1/4) of Section Twenty-one (21), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Wauwatosa, and described as follows: Beginning at a point at the intersection of the center line of Stickney Avenue with the centerline of North 83rd Street, said point being 765.11 feet South from the North line of the Northeast One-quarter (1/4) of Section Twenty-one (21), and 349.80 feet East from the West line of said Northeast One-quarter (1/4) of Section Twenty-one (21), thence North 22' East along the center line of North 83rd Street and parallel with the West line of said Northeast One-quarter (1/4) of Section Twenty-one (21), 319.11	Other Interested Parties: None	2016 \$1,285.53	2/1/2017	1%	1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			feet to a point; thence South 88° 20" West on a line parallel with the North line of said Northeast One-quarter (1/4) 105 feet to a point; thence South 22' West on a line parallel with the West line of said Northeast One-quarter (1/4) 320.01 feet to a point in the center of Stickney Avenue; thence North 88° 42" East along the centerline of said Stickney Avenue to the point of beginning, being also known as the East 105 feet of said Lot Eleven (11), except the North 157.60 feet thereof. All being in the City of Wauwatosa, Milwaukee County, Wisconsin.					

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
42	1033 S. 38 th Street West Milwaukee, WI 53215	436 1183 000	Lot Thirty-five (35), in Block One (1) in Cary Park, in the Southwest One-quarter (1/4) of Section Thirty-six (36), in Township Seven (7) North, Range Twenty-one (21) East, in the Village of West Milwaukee, Milwaukee County, Wisconsin.	Carol A. Turner 1035 South 38th Street West Milwaukee, WI 53215 Mortgage(s) of record: None Other Interested Parties: None	2021 \$4,588.80 2020 \$6,268.40 2019 \$6,656.76 2018 \$4,638.01 2017 \$2,245.78	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%
43	3876 E. Birchwood Avenue Cudahy, WI 53110	678 0026 000	Lot Ten (10) in Block One (1), in Assessment Subdivision No. 90, being a part of the Northeast One-quarter (1/4) of Section Thirty-five (35), in Township Six (6) North, Range Twenty-two (22) East, in the City of Cudahy, Milwaukee County, Wisconsin.	John W. Pankiewicz, Jr. 2525 South Shore Drive #16F Milwaukee, WI 53207 Mortgage(s) of record: None Other Interested Parties: None	2021 \$3,607.29 2019 \$3,990.54 2018 \$3,826.84 2017 \$4,235.24 2016 \$4,177.83	2/1/2022 2/1/2020 2/1/2019 2/1/2018 2/1/2017	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
					2015 \$1,640.20	2/1/2016	1%	1/2%
44	5909 Dale Lane Greendale, WI 53129	695 0186 000	Lot Ten (10), Unit 1, in Block 54, in Greendale Center, being a subdivision of a part of Section Thirty-four (34), and part of the Northwest One-quarter (1/4) of Section Thirty-five (35), Township Six (6) North, Range Twenty-one (21) East, in the Village of Greendale, Milwaukee County, Wisconsin.	Cheryl Henning-Patnode 5909 Dale Lane Greendale, WI 53129 Mortgage(s) of record: None Other Interested Parties: Landmark Credit Union 5445 S. Westridge Drive New Berlin, WI 53151	2021 \$3,357.31 2020 \$3,278.84 2019 \$3,080.69 2018 \$2,603.15 2017 \$3,037.37 2016 \$2,978.86 2015 \$3,054.70	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017 2/1/2016	1% 1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
45	5679 N. Bethmauer Lane Glendale, WI 53209	169 0181 000	Lots Thirty-seven (37) and Thirty-eight (38), in Block Five (5), in Crestwood, being a Subdivision of a part of the Southeast One-quarter (1/4) of Section Twenty-five (25), in Township Eight (8) North, Range Twenty-one (21) East, and a part of the South One-half (1/2) of Section Thirty (30), in Township Eight (8) North, Range Twenty-two (22) East, in the City of Glendale, Milwaukee County, Wisconsin.	Jaisons Future, LLC also known as Jaison's Future, L.L.C. c/o Eric James 2618 East Wood Place, Shorewood, WI 53211 Mortgage(s) of record: Edmund A. Miyoko U. Prych 4302 E Congress Ave, Spokane, WA 99223 Other Interested Parties: None	2021 \$7,537.12 2019 \$7,592.41 2016 \$6,992.64	2/1/2022 2/1/2019 2/1/2017	1% 1% 1%	1/2% 1/2% 1/2%
46	1235 Manistique Avenue South Milwaukee, WI 53172	777 0117 000	The West 20 feet of Lot Seventeen (17) and all of Lot Eighteen (18), in Block Six (6), in South Milwaukee Land Company's Subdivision, in the Southwest One-quarter (1/4) of Section Eleven (11), in Township Five (5) North, of Range Twenty-two (22) East, in the City of South Milwaukee,	Mary E. Wood 1235 Manistique Avenue South Milwaukee, WI 53172 Mortgage(s) of record: PNC Bank, National Association 3232 Newmark Drive Miamisburg, OH 45342	2021 \$4,157.41 2020 \$3,499.47 2019 \$3,423.40 2018 \$3,589.07	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			Milwaukee County, Wisconsin.	Other Interested Parties: LVNV Funding LLC c/o Messerli & Kramer PA, 3033 Campus Drive Suite 250, Plymouth, MN 55441	2016 \$3,771.64 2015 \$2,699.17	2/1/2017 2/1/2016	1% 1%	1/2% 1/2%
47	5259 N. 26 th Street Glendale, WI 53209	194 0022 000	Lot Twenty-four (24) in Block One (1) in Lincoln Park Highlands No. 3, being a part of the North West One-quarter (1/4) of Section Thirty-one (31), Township Eight (8) North, Range Twenty-two (22) East, in the City of Glendale, Milwaukee County, Wisconsin.	James M. Sheahan Sandra A. Sheahan 5259 N. 26th Street Glendale, WI 53209 Mortgage(s) of record: Wisconsin Department of Veterans Affairs 2135 Rimrock Road PO Box 7843 Madison, WI 53707-7843 Other Interested Parties: State of Wisconsin Department of Revenue P.O. Box 8901 Madison, WI 53708-8901	2021 \$4,000.38 2020 \$4,050.94 2019 \$3,902.16 2018 \$4,001.58 2017 \$4,012.98 2016 \$1,940.48	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
48	6047 S. Elaine Avenue Cudahy, WI 53110	683 9978 002	Lot Two (2), of Certified Survey Map No. 596, recorded in the Office of Register of Deeds for Milwaukee County, Wisconsin on July 21, 1966, Microfilm Reel 319, Images 1063 and 1064, as Document No. 4268156, being a part of the Southeast One-quarter (1/4) of Section Thirty-four (34), in Township Six (6) North, Range Twenty-two (22) East, in the City of Cudahy, Milwaukee County, Wisconsin.	Lorraine M. DeLeon 6047 S. Elaine Avenue Cudahy, WI 53110 Mortgage(s) of record: Dennis J. Dupas 4174 S. Clement Avenue Saint Francis, WI 53235 Other Interested Parties: None	2021 \$4,481.57 2020 \$4,934.06 2019 \$4,856.01 2018 \$4,028.25 2017 \$4,104.04	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%
49	1708 Edgewood Avenue South Milwaukee, WI 53172	817 0049 000	Lot Eleven (11), Block Four (4), Forest Hill Acres, in the City of South Milwaukee, Milwaukee County, Wisconsin.	Carol L. Cole 1708 Edgewood Avenue South Milwaukee, WI 53172 Mortgage(s) of record: None Other Interested Parties: None	2020 \$5,579.77 2019 \$5,435.29 2018 \$5,032.54 2017 \$4,907.13	2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
50	2214 S. 92 nd Street West Allis, WI 53227	479 0828 000	Lot Twenty-five (25), Block Two (2), Assessor's Plat No. 252, a subdivision according to the recorded plat thereof, in the City of West Allis, Milwaukee County, Wisconsin.	Jan Stojek 2214 S. 92nd Street West Allis, WI 53227 Mortgage(s) of record: None Other Interested Parties: Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233	2021 \$3,842.62 2020 \$3,814.50 2019 \$3,696.08 2018 \$3,772.40 2017 \$3,656.57 2015 \$2,088.17	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2016	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%
51	8124 W. Elm Ct. Franklin, WI 53132	849 0110 000	Lot Ten (10), Block Eleven (11), in Security Acres Addition, being a subdivision of the West One-half (1/2) of the Northeast One-quarter (1/4) of Section Twenty-one (21), in Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, Milwaukee County, Wisconsin.	Aaricka Bogard 8124 W. Elm Ct. Franklin, WI 53132 Mortgage(s) of record: None Other Interested Parties: None	2021 \$4,857.01 2020 \$4,699.02 2019 \$4,646.15 2018 \$4,138.10	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
					2017 \$3,419.52	2/1/2018	1%	1/2%
52	2120 S. 59 th Street West Allis, WI 53219	474 0321 000	Lot Twenty-nine (29) in Block Two (2) in McGeoch's Lincoln Avenue Addition, being a Subdivision of part of the Southwest One-quarter (1/4) of Section Two (2) , in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Brian LaPrade 2120 S. 59th Street West Allis, WI 53219 Mortgage(s) of record: Gail L. Graf 312 Douglas Street Chetek, WI 54728 Other Interested Parties: None	2021 \$4,250.88 2020 \$4,050.19 2019 \$3,742.11 2018 \$3,747.52 2017 \$3,834.48 2016 \$1,414.08	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%
53	3902 E. Birchwood Avenue Cudahy, WI 53110	678 0023 000	Lot Seven (7), in Block One (1), in Assessment Subdivision No. 90, being a part of the Northeast One-quarter (1/4) and Northwest One-quarter (1/4) of Section Thirty-five (35), in Township Six (6) North, Range Twenty-two (22) East, in the City of Cudahy,	John W. Pankiewicz, Jr. 2525 South Shore Drive #16F Milwaukee, WI 53207 Mortgage(s) of record: None Other Interested Parties:	2021 \$2,239.98 2019 \$2,628.41 2018 \$2,497.00 2017 \$2,411.03	2/1/2022 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			Milwaukee County, Wisconsin.	None	2016 \$2,403.98 2015 \$1,144.38	2/1/2017 2/1/2016	1% 1%	1/2% 1/2%
54	1958 S. 55 th Street West Allis, WI 53219	474 0029 000	Lot Nineteen (19), Block One (1), in McGeoch Meadows, being a subdivision of a part of the Southwest One-quarter (1/4) of Section Two (2), Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Rosa Salazar 1958 S. 55th Street West Allis, WI 53219 Mortgage(s) of record: Baron Services, Inc. 714 Walnut Street South Milwaukee, WI 53172-1641 Allegheny Casualty Company One Baxter Way Suite 130 Westlake Village, CA 91362 Other Interested Parties: Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233	2021 \$4,871.89 2020 \$4,702.77 2019 \$4,741.64 2018 \$4,940.00 2017 \$2,187.77	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
55	5389 S. 51 st Street Greendale, WI 53129	648 0003 000	Lot One (1) in Block Two (2) in GREENDALE WOODLANDS NO 2, being a Subdivision of a part of the South West One-quarter (1/4) of Section Twenty-six (26) and also a ReSubdivision of part of Lots Three (3) and Four (4) Reigh and Salentine Co 's Subdivision No 1, located in the South West One-quarter (1/4) of Section Twenty-six (26), in Township Six (6) North, Range Twenty-one (21) East, in the Village of Greendale, Milwaukee County, Wisconsin, excepting therefrom the East 10 feet of said Lot One (1) conveyed to the Village of Greendale by a Warranty Deed recorded as Document No 4243938.	Betty Ann D. Arnold 5389 S. 51st Street Greendale, WI 53129 Mortgage(s) of record: None Other Interested Parties: SUV Properties LLC, 6312 W North Avenue Wauwatosa, WI 53213	2021 \$5,947.08 2020 \$6,032.77 2019 \$5,948.85 2018 \$4,171.39	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
56	1220 S. 57 th Street West Allis, WI 53214	438 0366 000	Lot Sixteen (16), in Block Three (3), in Central Improvement Company's Subdivision Number 5, being a part of the Southwest One-Quarter (1/4) of Section Thirty-Five (35), in Township Seven (7) North, Range Twenty-One (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Jose Mora 1220 S. 57th Street West Allis, WI 53214 Mortgage(s) of record: None Other Interested Parties: Wisconsin Department of Children and Families 201 West Washington Avenue P.O. Box 8916 Madison, WI 53703-8916	2021 \$2,916.69 2020 \$2,844.69 2019 \$2,765.70 2018 \$2,797.66 2017 \$2,866.94 2016 \$2,777.40 2015 \$2,182.93	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017 2/1/2016	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
57	830 Robertson Street Wauwatosa, WI 53213	382 0109 000	A parcel of land being a portion of Lot 1, in Block 3, of Assessor's Plat No 30, being a part of the Northeast 1/4 of Section 28, in Township 7 North, Range 21 East, in the City of Wauwatosa, being described as follows to-wit Commencing at the Southwest corner of said Northeast 1/4 of Section 28, running thence North 0°52' East, on and along the Westerly line of the said Section, 540.21 feet to a point, thence East parallel to the Southerly line of said 1/4 Section, 404.76 feet to a point, said point being the Northwesterly corner of Block 4 of David V Jennings Park, thence 40.23 feet along the arc of a curve whose center is Easterly, whose radius is 113.74 feet, whose central angle is 20°15'58" and whose chord bears North	Patrick Holland 830 Robertson Street Wauwatosa, WI 53213 Mortgage(s) of record: None Other Interested Parties: Wisconsin Department of Children and Families 201 West Washington Avenue P.O. Box 8916 Madison, WI 53703-8916	2021 \$5,784.27 2020 \$6,263.28 2019 \$7,269.13	2/1/2022 2/1/2021 2/1/2020	1% 1% 1%	1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			27°26'55"East, for 40.02 feet, said point being the point of a reverse curve, thence 12.18 feet along the arc of a curve whose sub-chord bearing is North 33° and 56' East, and sub-chord distance is 12.16 feet to a point, said point being the beginning of land to be described, the complete curve having an arc of 112.95 feet, whose center bears Westerly, whose radius is 173.74 feet, whose center angle is 37°34'54", whose chord bears North 18°47'27" East a distance of 111.93 feet to a point on the southwesterly corner of Block 3, Greenfield Terrace, thence 50.44 feet along the arc of a curve whose sub-chord bearing is North 25° and 15' East and sub-chord distance being 50.34 feet to a point, this being part of the complete curve as described, thence					

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			East and parallel to the North line of said David V Jennings Park 145.08 feet to a point, thence South 16° and 44' West, 47.67 feet to a point, thence West and parallel to the North line of David V Jennings Park 153.52 feet to the place of beginning.					
58	8510 W. Arthur Place West Allis, WI 53227	487 9901 002	The East 58.00 feet of the West One (1) acre of the East Two (2) acres of a piece of land in the North West One-quarter (1/4) of Section Nine (9), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allie, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at a point in the East lane of said North West 1/4 of Section 9 and 841.55 feet South of the Northeast corner of the North West 1/4 of Section 9; thence West and parallel	Robert G. Roohr 8510 W. Arthur Place West Allis, WI 53227 Mortgage(s) of record: None Other Interested Parties: City of West Allis 7525 W Greenfield Ave, West Allis, WI 53214	2021 \$2,624.51 2020 \$2,586.77 2019 \$2,490.25 2018 \$2,434.50 2017 \$2,502.83 2016 \$2,458.26 2015 \$2,309.06	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017 2/1/2016	1% 1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			to the North line of said North West 1/4 of Section 9 aforesaid 1319.77 feet to a point; thence South 99.01 feet to a point; said point being 1319.87 feet West of the East line of said North West 1/4 of said Section; thence East and parallel to the North line of said North West 1/4 of Section 9 aforesaid 1319.87 feet to a point, said point being in the East lane of said North West 1/4 of Section 9; thence North along the East line of said North West 1/4 of Section 9 aforesaid 99.01 feet to the point of commencement.		2014 \$649.45	2/1/2015	1%	1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
59	1404 Mackinac Avenue South Milwaukee, WI 53172	777 0085 000	Lots Thirty-one (31) and Thirty-two (32) in Block Four (4) in South Milwaukee Land Co's Subdivision in the South West One-quarter (1/4) of Section Eleven (11), Township Five (5) North, Range Twenty-two (22) East, in the City of South Milwaukee, Milwaukee County, Wisconsin.	Douglas R. Conery 1404 Mackinac Avenue South Milwaukee, WI 53172 Mortgage(s) of record: None Other Interested Parties: None	2021 \$4,312.17 2020 \$4,164.00 2019 \$3,929.88 2018 \$3,709.07 2017 \$3,449.38 2016 \$191.56	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%
60	5059 S. Nicholson Avenue Cudahy, WI 53110	630 0160 000	All except the Easterly 27 feet of Lot Four (4), Block Nine (9), Cudahy Park Subdivision in the Northeast One-quarter (1/4) of Section Twenty-seven (27), in Township Six (6) North, Range Twenty-two (22) East, in the City of Cudahy, Milwaukee County, Wisconsin.	Cathy G. Page 5059 S. Nicholson Avenue Cudahy, WI 53110 Mortgage(s) of record: None	2021 \$5,658.49 2020 \$5,376.31 2019 \$5,047.67 2018 \$1,229.93	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
				Other Interested Parties: State of Wisconsin Department of Revenue P.O. Box 8901 Madison, WI 53708-8901 BCG Equities, LLC 225 S. Executive Drive Brookfield, WI 53005 Credit Acceptance Corporation 25505 West Twelve Mile Road Southfield, MI 48034	2017 \$2,839.97	2/1/2018	1%	1/2%
61	4978 S. Packard Avenue Cudahy, WI 53110	632 0612 000	Lot 24, in Block 6, in McConochies Addition to Cudahy, in the Northeast 1/4 of Section 26, in Township 6 North, Range 22 East, in the City of Cudahy, Milwaukee County, Wisconsin.	Janet Zamarron 8805 Crosstie Circle Fort Worth, TX 76116 Mortgage(s) of record: None Other Interested Parties: None	2021 \$3,703.53 2020 \$4,822.35 2019 \$6,136.44 2018 \$4,712.68	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
62	8111 W. Greenfield Avenue West Allis, WI 53214	452 0267 000	Lot Three (3), and the East 4 feet of Lot Four (4), in Block Two (2), in State Avenue Land Company's Subdivision, in the Northeast One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Thomas H. Neuhaus 8111 W. Greenfield Avenue West Allis, WI 53214 Dr. John Watson Sharon Watson W134 N6605 Lilly Creek Drive Menomonee Falls, WI 53051 State of Wisconsin Department of Revenue P.O. Box 8901 Madison, WI 53708-8901 Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233 Keith Erickson 3600 Tanglewood Court Eagan, MN 55123 Ruth A. Erickson 6107 Logan Avenue South, Minneapolis, MN 55419	2021 \$1,760.52 2020 \$5,875.07 2019 \$5,758.42 2015 \$4,186.33	2/1/2022 2/1/2021 2/1/2020 2/1/2016	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty	
				Susan Johnson 1379 West Blvd Cleveland, OH 44102 Derek Glen Arnold N101W14710 Raintree Drive Germantown, WI 53022 United States of America Internal Revenue Service 7940 Kentucky Drive Stop 2850F Florence, KY 41042 State of Wisconsin Department of Workforce Development P.O. Box 7946 Madison, WI 53707-7946					
63	2435 N. 67 th Street Wauwatosa, WI 53213	330 0600 000	Lot Nine (9), in Block Four (4), in Ritter Highland View, being a subdivision of a part of the Southeast One-quarter (1/4) of Section Fifteen (15), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Wauwatosa,	David P. Brown Anne Marie Brown 2435 N. 67th Street Wauwatosa, WI 53213 Opportunity Financial LLC 130 E Randolph St, Chicago, IL 60601	2021 \$5,651.08 2020 \$5,987.51 2019 \$5,906.41	2/1/2022 2/1/2021 2/1/2020	1% 1% 1%	1½% 1½% 1½%	

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			Milwaukee County, Wisconsin.	Midland Funding LLC 2365 Northside Drive, Suite 300 San Diego, CA 92108 Resurgent Receivables LLC 3033 Campus Drive, Suite 250 c/o Messerli & Kramer PA Plymouth, MN 55441 Short Term Financial, L.L.C dba Americash Loans.net 2400 E. Devon Avenue, Suite 300 Des Plaines, IL 60018 Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233				

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
64	1115 S. 106 th Street West Allis, WI 53214	444 0416 000	The South Thirty-two (32) feet of Lot Two (2) and the North Twenty (20) feet of Lot Three (3) and the East Ten (10) feet of vacated alley adjoining in Block Two (2), in Greenfield Park Subdivision No. One (1), in the South West One-quarter (SW 1/4) of Section Thirty-two (32), Township Seven (7) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Bonnie J. Schmitt 1115 S. 106th Street West Allis, WI 53214 Mortgage(s) of record: None Other Interested Parties: None	2019 \$141.06 2018 \$3,497.99 2017 \$4,282.67 2016 \$3,682.94 2015 \$2,714.93	2/1/2020 2/1/2019 2/1/2018 2/1/2017 2/1/2016	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%
65	3735 E. Barnard Avenue Cudahy, WI 53110	632 0256 000	Lot Eleven (11), in Block Forty (40), in Addition No. 1, to the Townsite of Cudahy, being a part of the Northeast One-quarter (1/4) of Section Twenty-six (26), in Township Six (6) North, Range Twenty-two (22) East, in the City of Cudahy, Milwaukee County, Wisconsin.	Christopher L. Owen Nanette J. Owen 3735 E. Barnard Avenue Cudahy, WI 53110 Mortgage(s) of record: None Other Interested Parties: None	2021 \$3,054.47 2020 \$3,351.47 2019 \$2,739.02 2018 \$3,282.83 2017 \$3,607.69	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
					2016 \$637.42	2/1/2017	1%	1/2%
66	4541 W. Tower Avenue Brown Deer, WI 53223	066 0142	Lot 10, in Block 1, in Martha's Subdivision, being a part of the Southeast 1/4 of Section 11, in Township 8 North, Range 21 East, in the Village of Brown Deer, Milwaukee County, Wisconsin.	Anita Su Jivana 4541 W. Tower Avenue Brown Deer, WI 53223 Mortgage(s) of record: None Other Interested Parties: None	2021 \$3,533.66 2020 \$3,548.56 2019 \$3,632.45 2018 \$3,542.14 2017 \$3,470.48	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018	1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2%
67	2113 S. 83 rd Street West Allis, WI 53219	477 0501 000	The South 40 feet of Lot Two (2), in Block Two (2), in West Allis Homestead Subdivision, a part of the Southeast One-quarter (1/4) of Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Elizabeth L. Joseph 604 Mink Ranch Road, Burlington, WI 53105 Mortgage(s) of record: None Other Interested Parties: None	2021 \$3,645.77 2020 \$3,460.66 2019 \$2,481.44 2017 \$3,468.67	2/1/2022 2/1/2021 2/1/2020 2/1/2018	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
					2016 \$3,394.24	2/1/2017	1%	1/2%
					2015 \$289.49	2/1/2016	1%	1/2%
68	3611 E. Ryan Road Oak Creek, WI 53154	911 9995 000	That part of the Northeast 1/4 of the Northwest 1/4 of Section 26, in Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows, to wit: Commencing at a point in the North line of said 1/4 Section, said point being 485.96 feet West of the Northeast corner thereof; running thence South and parallel to the East line of said 1/4 Section, 1326.58 feet to the South line of the Northeast 1/4 of said Northwest 1/4 Section; thence West on said South line 111.64 feet to a point; thence North and parallel to the East line of said 1/4 Section, 1326.57 feet to the North line of said 1/4	Steven A. Surma Amy Christine Surma 3611 E. Ryan Road Oak Creek, WI 53154 Mortgage(s) of record: None Other Interested Parties: Marine Credit Union 333 N 35th Street Milwaukee, WI 53208 West Allis Memorial Hospital Inc and Aurora Advanced Healthcare Inc. P.O. Box 343910 Milwaukee, WI 53215	2021 \$6,640.44 2020 \$6,266.33 2019 \$6,052.78	2/1/2022 2/1/2021 2/1/2020	1% 1% 1%	1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			Section; thence East 111.64 feet to the place of beginning, excepting therefrom that part conveyed to the State of Wisconsin, Department of Transportation by a Deed recorded May 26, 1982, Reel 1446, Images 1657 and 1676, as Document No. 5542206, and further excepting therefrom that part conveyed to the State of Wisconsin, Department of Transportation by Warranty Deed recorded on September 16, 2003, as Document No. 8636212.					
69	1812 Rawson Avenue South Milwaukee, WI	730 9974 000	All except the North 120 feet of that part of the Southeast 1/4 of Section 3, Township 5 North, Range 22 East, in the City of South Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows, to-wit: Commencing at a point in the South line of the	RJM 1812 Rawson LLC 7380 South Clement Avenue Oak Creek, WI 53154 Mortgage(s) of record: None	2019 \$4,124.18 2018 \$3,707.07 2016 \$3,340.03 2015 \$3,354.83	2/1/2020 2/1/2019 2/1/2017 2/1/2016	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			Southeast 1/4 of Section 3, 350.93 feet East of where the center line of Nicholson Road crosses the South line of Section 3; thence East on and along the South line of said 1/4 Section, 75.07 feet to a point; thence North 290.12 feet to a point; thence West 75.07 feet to a point, said point being 363.27 feet East of the center line of Nicholson Road; thence South 290.12 feet to the place of beginning.	Other Interested Parties: None				
70	6924 W. Van Norman Avenue Greenfield, WI 53220	604 0093 000	Lot 8, in Block 1 in Greenlawn Meadows, being a Subdivision of a part of the Southeast 1/4 of the Southwest 1/4 of Section 22, in Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.	Ginger Wollert 6924 W. Van Norman Avenue Greenfield, WI 53220 Mortgage(s) of record: None Other Interested Parties: None	2021 \$4,881.66 2020 \$4,618.47 2019 \$4,611.46 2018 \$3,378.94	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
71	5928 S. 28 th Street Greenfield, WI 53220	691 9986 000	That part of the Southeast 1/4 of Section 36, in Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, bounded and described as follows, to-wit: Commencing at a point 210 feet West of the East line and 255 feet South of the North line of said 1/4 Section; thence South and parallel to the East line of said 1/4 Section 70 feet to a point; thence West and parallel to the North line 160 feet to a point; thence North parallel to the East line of said 1/4 Section 70 feet to a point; thence East 160 feet to the place of beginning, excepting the West 30 feet thereof for street purposes and reserving the East 10 feet thereof for alley purposes	Sandie Fojut 5928 S. 28th Street Greenfield, WI 53220 Mortgage(s) of record: William A. Kountz 4120 N. Lake Drive Shorewood, WI 53211 Other Interested Parties: Wisconsin Electric Power Co. 231 W. Michigan Street Milwaukee, WI 53203	2021 \$5,931.60 2020 \$4,403.83 2019 \$5,278.31 2018 \$2,455.44	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
72	8913 W. Cleveland Avenue West Allis, WI 53227	517 0200 000	Lot Fourteen (14), in Block Fourteen (14), in Brosen Manor Addition No. 5, being a subdivision of a part of the Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Nine (9), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Margaret S. Mantyh 8913 W. Cleveland Avenue West Allis, WI 53227 Mortgage(s) of record: None Other Interested Parties: None	2021 \$4,441.37 2020 \$4,432.85 2019 \$4,322.47 2018 \$4,332.31	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%
73	9306 W. Cleveland Avenue West Allis, WI 53227	486 9947 004	Lot Four (4), of Certified Survey Map No. 1379, recorded in the Office of Register of Deeds for Milwaukee County, Wisconsin on September 25, 1970, Microfilm Reel 551, Images 1212 to 1214 inclusive, as Document No. 4549953, being a part of the Northeast One-quarter (1/4) of Section Eight (8), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Thomas Schneeberg 9306 W. Cleveland Avenue West Allis, WI 53227 Mortgage(s) of record: None Other Interested Parties: West Allis Memorial Hospital/Aurora Advanced Healthcare Inc. P.O. Box 343910, Milwaukee, WI 53215	2021 \$4,617.88 2020 \$4,593.69 2019 \$4,468.12 2018 \$3,855.24	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
74	7702 W. Arthur Avenue West Allis, WI 53219	488 0059 000	The East 42 feet of Lots Eighteen (18), Nineteen (19) and Twenty (20), in Block Three (3), in Greenfields, being a part of the Northeast One-quarter (1/4) of Section Nine (9), in Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.	Andrew M. Walkowiak Jenny E. Walkowiak 7702 W. Arthur Avenue West Allis, WI 53219 Mortgage(s) of record: Mortgage Electronic Registration Systems, Inc. 11819 Miami St., Suite 100 Omaha, NE 68164 Other Interested Parties: City of West Allis 7525 W Greenfield Ave, West Allis, WI 53214	2021 \$4,225.36 2020 \$5,106.66 2019 \$4,972.99 2018 \$2,715.47	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%
75	819 Marshall Avenue South Milwaukee, WI 53172	776 0315 000	The West 25 feet of Lot Ten (10) and the East One-half (1/2) of Lot Eleven (11), in Block Fourteen (14), in South Milwaukee Boulevard Heights, being a subdivision of part of the Southeast One-quarter (1/4) of in Township Five (5) North, Range Twenty-two (22) East, in the City of South Milwaukee,	Sean Adams 819 Marshall Avenue South Milwaukee, WI 53172 Mortgage(s) of record: NC Bank, National Association 3232 Newmark Drive Miamisburg, OH 45342	2021 \$4,067.03 2020 \$4,155.25 2019 \$3,942.67 2018 \$3,766.57	2/1/2022 2/1/2021 2/1/2020 2/1/2019	1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
			Milwaukee County, Wisconsin.	Other Interested Parties: None	2017 \$830.18	2/1/2018	1%	1/2%
76	4814 W. Beloit Road West Allis, WI 53214	437 1292 000	Lot Fifteen (15), in Block One (1), in the First Continuation of Red Brae, in the Southeast One-quarter (1/4) of Section Thirty-five (35), in Township One (1) North, Range Twenty-one (21) East, and the Northeast One-quarter (1/4) of Section Two (2), in Township Six (6) North, Range Twenty-one (21) East, in the Village of West Milwaukee, Milwaukee County, Wisconsin.	Michael J. Szczech Cynthia S. Szczech 4814 W. Beloit Road West Allis, WI 53214 Mortgage(s) of record: None Other Interested Parties: Wisconsin Department of Children and Families 201 West Washington Avenue P.O. Box 8916 Madison, WI 53703-8916	2021 \$2,870.82 2020 \$2,971.69 2019 \$3,534.28 2018 \$3,118.73 2017 \$3,168.41 2016 \$116.66	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Item No.	Address	Tax Key	Legal Description	Interested Parties	Principal Sum Due	date interest begins	Interest Rate	Penalty
77	16 S. 89 th Street West Allis, WI 53214	451 0364 000	Lot Fifteen (15), in Block Two (2), in Conrad's West Allis Gardens, in the Northwest One-quarter (1/4) of Section Four (4), in Township Six (6) North, Range Twenty-one (21) East, City of West Allis, Milwaukee County, Wisconsin.	All Lots LLC W240N2385 Pewaukee Road Waukesha, WI 53188 Mortgage(s) of record: None Other Interested Parties: None	2021 \$3,536.84 2020 \$2,761.73 2019 \$2,577.06 2018 \$1,754.14 2017 \$2,064.81 2016 \$2,366.89	2/1/2022 2/1/2021 2/1/2020 2/1/2019 2/1/2018 2/1/2017	1% 1% 1% 1% 1% 1%	1/2% 1/2% 1/2% 1/2% 1/2% 1/2%

Petitioner Milwaukee County seeks judgment vesting title to each of these listed parcels of land in Milwaukee County, as of the date of entry of judgment and barring any and all claims whatsoever of the former owner or any person claiming through and under the former owner since the date of filing the list of tax liens in the office of the clerk of the circuit court.

Dated at Milwaukee, Wisconsin this 29th day of September, 2025.

/s/ David Cullen

David Cullen
Milwaukee County Treasurer

Mailing Address:

Milwaukee County Treasurer's Office
901 North 9th Street, Room 102
Milwaukee, WI 53233
Telephone: 414-278-4033

**CITY OF WEST ALLIS
RESOLUTION R-2025-4281**

**RESOLUTION TO AUTHORIZE THE DIRECTOR OF PUBLIC WORKS TO
CONTRACT WITH WESTRUM LEAK DETECTION FOR WATER SYSTEM LEAK
DETECTION SERVICES IN AN AMOUNT NOT TO EXCEED \$18,500 EACH YEAR
FOR THE NEXT THREE YEARS**

WHEREAS, the Water Utility periodically performs a system wide leak detection of its water distribution system; and,

WHEREAS, performing leak detention complies with Wisconsin Public Service Commission rules and regulations regarding unaccounted for water losses; and,

WHEREAS, using the results of the leak detection report allows the utility to make cost-effective repairs to its system; and,

WHEREAS, the Water Utility has used the services of other leak detection firms with poor results causing excessive repair costs when leaks are not found or finds that the leak is actually many feet away from where the report stated it would be; and,

WHEREAS, the Water Utility has found that the services provided by Westrum have been very good resulting in leaks being found where reported and is confident that excellent work will continue with this year's project; and,

WHEREAS, the Water Utility has found that the services provided by Westrum have been very good resulting in leaks being found where reported and is confident that excellent work will continue with this year's project; and,

NOW THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of West Allis that up to \$18,500 is hereby approved to be funded through Water Utility account #501-2707-537-4456 for 2026 and will be budgeted in the next two budget cycles.

BE IT FURTHER RESOLVED, that the Director of Public Works be and is hereby authorized to enter into an agreement for leak detention services with Westrum Leak Detection and the Finance Department is authorized to issue a purchase order for the work with funding from the appropriate Water Utility account.

SECTION 1: **ADOPTION** "R-2025-4281" of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4281(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**Westrum Leak Detection
3226 360th St.
Stratford, IA 50249
515-838-2222**

Karen Rittenhouse
West Allis Water Utility
6302 W. McGeoh Ave.
West Allis, Wi. 53219

**Leak Detection Survey Description
100% of the system**

1. Beginning in 2026, all accessible hydrants and/or valves will be monitored as needed, with sensitive listening transducers/amplifier equipment to determine if leakage is occurring.
2. All areas where leakage is confirmed will be further investigated with the computerized correlator to pinpoint the location of the leak.
3. A report will be submitted containing detailed drawings of all leaks located, the estimated leak sizes, and the savings resulting from the repair of the leaks.
4. Westrum Leak Detection will provide all equipment and personnel to accomplish the above.
5. The customer shall provide all personnel for traffic control, if needed, to successfully and safely complete the survey

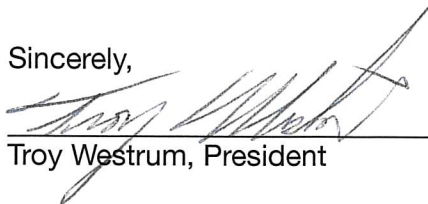
1 Year agreement (2026) —————\$18,900

Sign and date here _____

3 Year agreement (2026,2027,2028) —————\$18,500 each year

Sign and date here _____

Sincerely,

 10/4/25

Troy Westrum, President

Please sign & return a copy

**CITY OF WEST ALLIS
RESOLUTION R-2025-4300**

**RESOLUTION TO APPROVE THE BID OF ENERGENECS FOR THE GRANT ST.
PUMPING STATION SCADA UPGRADE IN THE AMOUNT OF \$45,900.00**

WHEREAS, the Public Works Department has reported that it duly advertised a request for proposal (PW-25018) for services to provide a SCADA system upgrade at the Grant St. Pumping Station located at 2211 S. 111th Street, that the proposals received as shown on the attached bid report were reasonable; and,

WHEREAS, subsequent to the highest rated firm meeting our requirements, the evaluation team recommended that we award the contract to the best qualified contractor, Energenecs; and,

WHEREAS, the Common Council deems it to be in the best interests of the City of West Allis that the proposal of Energenecs be accepted.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the bid of Energenecs for furnishing all necessary items needed to complete the SCADA upgrade at the Grant Street Pumping Station located at 2211 S. 111th Street. for an amount not to exceed \$45,900.00 in accordance with the corresponding City of West Allis Request for Proposals (PW-25018) be and is hereby accepted. Funds for this upgrade will be charged to Account Number, 540-1807-538.75-01.

BE IT FURTHER RESOLVED that the Director of Public Works be and is hereby authorized to enter into a contract with Energenecs for services to install the SCADA system upgrade and that the Director of Public Works is directed and authorized to use the Capital Improvement Fund to pay for this work.

SECTION 1: **ADOPTION** “R-2025-4300” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4300(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



DATE
October 13, 2025

REQUEST FOR PROPOSAL
City of West Allis, Wisconsin

PROJECT
RFP #PW-25018
Storm Water Pumping Station PLC Panel and SCADA Upgrade

PREPARED FOR
City of West Allis-Finance Department



DATE
October 13, 2025

OVERVIEW

REQUEST FOR PROPOSAL
City of West Allis, Wisconsin
PROJECT
RFP #PW-25018

Storm Water Pumping Station PLC Panel and SCADA Upgrade

History

Mr. Don Voigt founded Energenecs in 1979 with a vision to be a premier equipment supplier and service company to the Wisconsin water/wastewater industry. We pride ourselves on continuing that legacy as a service company that is based on knowledge, professionalism, and trust, with a goal of establishing long-term service relationships with our municipal customers.

One feature of Energenecs' business model has always been our desire and interest in providing complete system solutions. Whether complete control and SCADA systems, pump stations, headworks projects, or aeration projects with instrumentation, we enjoy taking on the responsibilities that come with having a stake in the complete project outcome.

Over the last 35 years, Energenecs has been involved with many innovative products and processes some of which came about through disaster, such as the cryptosporidium outbreak, others have evolved due to new industry goals to supply improved energy efficient processes in our market.



In 2006, Mr. Jared Feider procured Energenecs and embarked on a renewed approach to business with many of the same attributes as our founder. Jared has always insisted that Energenecs staff be courteous, professional, and above all, listen to our customers. We cannot service our customers unless we communicate and understand their needs. According to Jared, "Energenecs really is all about our people. We have knowledgeable, supportive people in our company whether sales,

service, engineering, panel shop, or accounting. Everybody has an oar and pulls toward the same goals of providing superior systems that we can be proud of for the long term."

Our home location is based in Saukville, Wisconsin, with a staff of professional engineers, sales personnel, technical support personnel, and business operations located at this facility. In addition, our facility also includes our UL panel assembly shop, which provides us with an excellent base for all of our system staging and testing. We assemble custom control panels, motor control centers (MCCs) and test our project software here.

In 2011, Energenecs acquired the assets and personnel of Best Systems, and in 2013, Energenecs acquired the assets and staff of Kamp Synergy. These companies and their excellent people have allowed us to enhance our professional staff.

With more than 40 employees, we have on staff a number of engineers, master/journeyman electricians, field service personnel, project managers and related support staff available to offer solutions to your project needs.



*Energenecs Headquarters
Saukville, WI*

Controls

Our control system business over the last 20 years has evolved from supplying basic radio telemetry systems and control panels, to being responsible for large wastewater treatment facility control and monitoring systems such as projects in Sheboygan, Eau Claire and Monroe.



*Energenecs Supplied
MCC at
Eau Claire WWTP*

Our complete system responsibility immerses us in the technical rigor and control system responsibility for all aspects of the control project; motor control centers (MCCs), variable frequency drives (VFDs), programmable logic controllers (PLCs), and an array of field instrumentation such as flow meters, level sensors, and dissolved oxygen. More advanced projects are involving designs for on-line analytical instrumentation such as orthophosphate, ammonia, and suspended solids analyzers for improved process control and monitoring.

Our philosophy at Energenecs, from the start of our control system integration business in the mid 1990's, has been to practice open architecture control system implementation. We know first-hand from our experiences in the field this to be a unique attribute, often not practiced, nor enforced, in today's marketplace. Our clients ultimately benefit by receiving 100% of the complete project software, with all software documentation on our projects.

Energenecs' uniqueness of having world-class process equipment partners and our own staff of wastewater and water process engineers allows us to apply, recommend, and service many wastewater applications that are truly leading edge, and ultimately bring solid value to the design table with our clients and their consulting engineers.

Process

With the emergence and spotlight being placed on wastewater plant processes being more energy efficient and "green," Energenecs years ago started pursuing various partner companies that are leaders in these process applications.

Various partner companies led the way in the United States bringing innovative technologies for improved energy efficient fine bubble aeration, biogas/biofuel gas conditioning, superior mixing technologies for enhanced methane gas production, improved sizing and application of pumps, as well as incorporating our controls business with these applications.

An interesting note about our company – back in the mid 1990's after the Milwaukee cryptosporidium outbreak, we became a business partner with Australian membrane supplier, Memcor, which brought some of the first public water treatment membrane technology to the U.S. after the Milwaukee disaster. Various surface water treatment plants followed suit installing water treatment membrane technology at Kenosha, Marquette, Ashland, Manitowoc, and Marinette to name a few.



Huber Fine Screen



Europe tends to be a leader in environmental technologies and Energenecs has been successful in identifying and bringing these technologies to the United States. For example, in 1999, while attending an international wastewater conference in Munich, Germany, we discovered one of the world's most renowned fine screening and grit system manufacturers. At the time, Huber was an unknown in the United States and was interested in marketing its stainless steel fine screens in the United States.

Today, Energenecs services approximately 75-100 Huber screens in the State of Wisconsin. Many clients state that the Huber screen is their favorite piece of process equipment in the plant.

Our process engineers and service personnel are excited to tackle projects using membrane bioreactor technology for meeting stringent effluent limits, as well as other new approaches to the new phosphorus and ammonia limits being placed on our wastewater facilities in Wisconsin and throughout the Midwest.

In addition, we are involved with numerous projects associated with resource recovery including struvite reclamation, as well as biogas capture and reuse for electricity and heat generation. In fact, some of the plants that we work with can now claim they are "Net Zero" energy consumers due to the technologies that we incorporated into their treatment operations!

Service

From day one we felt it absolutely imperative to "service what we sell." That philosophy remains to this day for all process equipment or control systems that we provide to our customers.



Our field service technicians have unique talents and are faced with many challenges whether on an emergency service call, or scheduled routine maintenance. We employ technicians competent in providing mechanical services for pumps, screens, chemical feed systems, instrumentation, and other mechanical process equipment.

In addition, we have numerous field technicians and electricians who are qualified to troubleshoot various motor control, drives, programmable logic controllers, touch screens, radios, SCADA software, and just about any brand/maker of instrumentation there is installed at a water or wastewater facility.

From fairly fundamental alarm dialers and flow meters services, to extremely complex wastewater treatment plant process control, we enjoy the thrill of providing our talents to troubleshoot, repair, calibrate or upgrade the diverse situations that we are requested to service.



DATE
October 13, 2025

CONTROL SERVICES

REQUEST FOR PROPOSAL
City of West Allis, Wisconsin
PROJECT
RFP #PW-25018

Storm Water Pumping Station PLC Panel and SCADA Upgrade

SCADA-CONTROLS & INSTRUMENTATION

energenecs

The design of this document is the property of Energenecs, inc., and is not to be used except in connection with our work. All design and invention rights are reserved.

 **energenecs**
700 East Milan Drive • Saukville, WI
262-235-4900 • www.energenecs.com

Energenecs Control Services

Instrumentation and Telemetry

Rosemount / Endress & Hauser / Hach
GE Microwave Data Systems / Freewave

SCADA Systems (Supervisory Control & Data Acquisition)

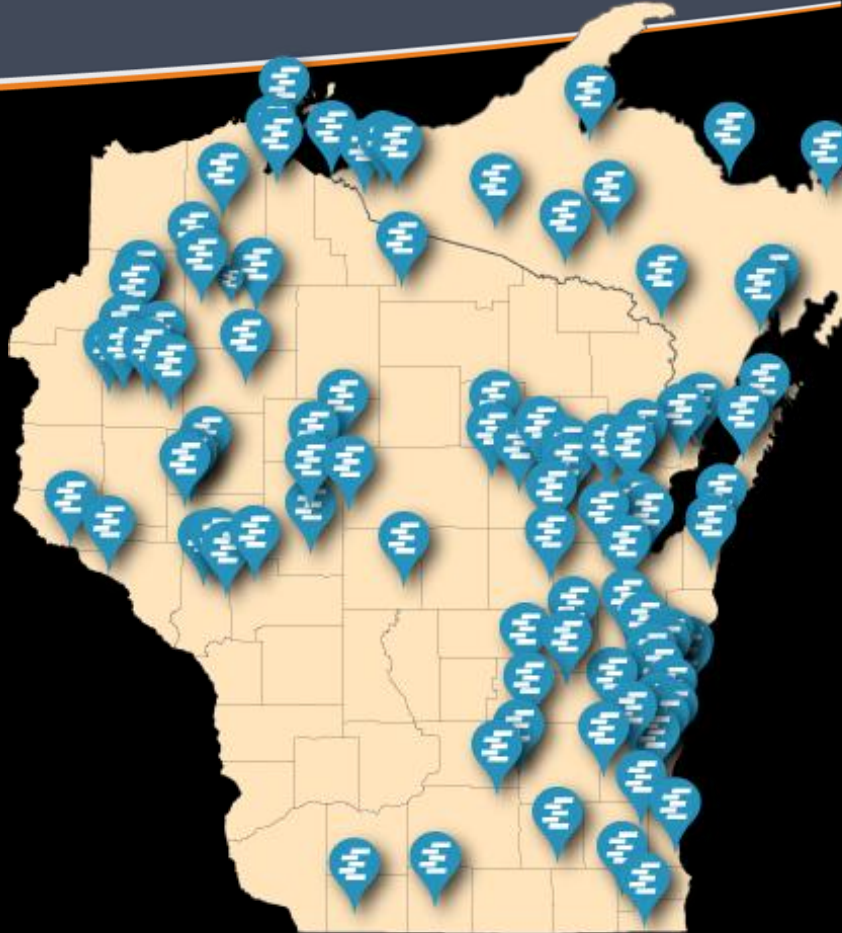
Energenecs – SCADA System Integration
(design, assembly, programming, installation, testing)
Rockwell – PLCs, touchscreens, control components, etc.
Wonderware – HMI software
Hach – Reporting software
XLReporter – Reporting software
WINg11 – Alarm notification software
High Tide

Control Panels & Motor Control Centers

Energenecs - UL Listed custom control panels
Eaton / Cutler Hammer – Starters, MCCs,
Variable Frequency Drives (VFDs)
Rockwell / Allen Bradley – MCCs, VFDs



SCADA Installations in Wisconsin & Michigan



Custom UL Panel Shop



Professional Field Technicians



Energenecs 24/7 Service

- 
- The background image shows a white service truck with 'Energenecs' and 'Domina' branding. Five technicians are posed around the truck: three are sitting on the back, one is standing at the front left, and one is standing at the front right. The truck is parked on a paved surface with trees in the background.
- Equipment Start-Up & Operator Training
 - Programmable Logic Controller (PLC) Upgrades
 - SCADA System Software Upgrades
 - Radio Telemetry & Antenna Service
 - Alarm Dialer/Cellular Dialer Set-up and Testing
 - Complete Pump Station Rehabilitation and Upgrades
 - Fine Screen Upgrades and Retrofits
 - Aeration Process Upgrades
 - Flowmeter Calibrations
 - Analytical Instrumentation Calibrations
 - Custom UL Labeled Control Panels
 - Motor Control Centers (MCCs)
 - Variable Frequency Drives (VFDs)
 - Comprehensive Service Contracts



DATE
October 13, 2025

HIGH TIDE REFERENCE LIST

REQUEST FOR PROPOSAL
City of West Allis, Wisconsin
PROJECT
RFP #PW-25018

Storm Water Pumping Station PLC Panel and SCADA Upgrade

High Tide Reference List

Order Name	Description	Contact Name	Email	Phone
Port Edwards	High Tide [Alarm Dialer & Second Pressure Transmitter]	Ben Martinson	ben.martinson@portedwrdswi.gov	715-887-3511
Green Lake	Energenecs/High Tide [Alarm System-Replace WIN911]	Jason Carley	jcarley#ci.greenlake.wi.gov	920-294-0409
Browns Lake Sanitary District Trailer Park	High Tide [Flow Meter Monitoring]	Howard Moser		262-342-1181
Albany, Village of	Energenecs/High Tide [Cellular Antenna Service]	Lonnie Gill	publicworks@albanywi.org	608-862-3246
Sauk Prairie Sewer Commission	Monitoring 3 sewer flowmeters	Jerry Endres	saukprairiewastewater@prairiedusac.net	608-643-8741
Bayside, Village of	Muliple Lift Station monitoring	Andy Pederson	apederson@baysidewi.gov	414-206-3925
Single Unit Installations				
Lake Mills Sanitary District , City of		Randy Myrum	pwdirector@ci.lake-mills.wi.us	920-648-4026
Shelby, Town of		Dan Odeen	dodeen@townofshelby.com	608-792-0938
Taycheedah Sanitary District		Michael Nett	mike@nettconstruction.com	920-579-1164
Keweenaw Bay Tribal Community (IHS)		Matt Zoch	matthew.zoch@ihs.gov	715-365-5107 (office)
Rrykey Properties (Galloway IVV)		Blake Purdy	blake@rykeyproperties.com	715-972-2500
Bristol, Village of		Joe Panek	utilities@villageofbristol.com	262-857-2368
Bessemer Township (Bessemer, MI)		Justin Niemi	justin.niemi@cityofbessemer.org	906-364-9308
Bessemer, City of (Bessemer, MI)		Ben Tucker	ben.tucker@cityofbessemer.org	906 364 4586
Dorchester, Village of		Rick Golz	dpwdorchester@tds.net	715-654-5106
Plymouth Utilities		Todd Trimberger	ttrimberger@plymouthutilities.com	920-912-7900
Gibbsville		Jerry Benzschawel	jbenzschawel@cityofsheboyganfalls dpw.wi.gov	920-467-7901 ext. 301
Sheboygan Falls		Jerry Benzschawel	jbenzschawel@cityofsheboyganfalls dpw.wi.gov	920-467-7901 ext. 301
West Bend Sewer Authority		Jeremy Baerenwald	wbsewer@westbendwi.gov	262-334-3925
Hales Corners, Village of		Steve Houte	shoute@halescorners.org	414-529-6165
Cascade, Village of		Shawn Bigelow	cascadewwtp@wi.rr.com	920-528-8642
Out of State Installations				
WADC (Water Authority of Dickson County, TN	50+ units, mix of Gen1 and Gen2, Water + Sewer	Michael Parker	mparker@wadc.us	615-441-4188
DELCO Water (Delaware County) OH	50+ units, mix of Gen1 and Gen2, Water + Sewer	Mitch Cooper	mcooper@delcowater.com	740-548-7746



DATE
October 13, 2025

REFERENCES

REQUEST FOR PROPOSAL
City of West Allis, Wisconsin
PROJECT
RFP #PW-25018

Storm Water Pumping Station PLC Panel and SCADA Upgrade

City of Altoona

Contact: Mr. Scott Kwick

Title: Director of Public Works

Phone: 715-839-2948

Type of Project: PLC based system using Allen Bradley Compact Logix PLC equipment at all remote wells, water towers and lift stations. Wonderware SCADA software, XL Reporter data management software. Project includes significant upgrade of radio communications network.

System Cost: \$300,000

Project Duration: 12/21 - 12/22

City of Appleton Water

Contact: Mr. Don Voogt, P.E.

Title: Design Engineer

Phone: 920-751-4200

Design Engineer: McMahon Group

Type of Project: Water Treatment Plant raw water intake fine screen and control system. Includes controls for raw water pumping and lake intake Huber fine screen and press, also controls two traveling rakes. Allen Bradley Compact Logix PLC and Panelview Plus color interface. Modifications to Appleton water treatment plant master radio control system.

System Cost: \$294,000

Project Duration: 06/20 – 05/21

City of Ashland Wastewater & Water

Contact: Mr. Brian Ledin

Title: Utility Supervisor

Phone: 715-682-7061

Design Engineer: PowrTek Engineering

Type of Project: Water Treatment Plant control system including water distribution SCADA system. Allen Bradley Compact Logix PLC based. Water Plant membrane control system upgraded with Allen Bradley PLCs. Remote site communications using fiber as primary and 900 MHz radio as backup. Two computers using Wonderware HMI software and Hach WIMS data report application.

Type of Project: Wastewater Treatment Plant SCADA system including one main control panel and seven duplex lift station control panels. Main wastewater pump station with six 150HP pumps upgraded with two new drives and new control panel. SCADA computer using Wonderware HMI software with an 80" monitor replacing a graphic panel. Current project upgrade of blower control PLC and 6th Ave PLC and control panels. System

Cost: \$780,000 and \$190,000

Project Duration: 08/17 – 03/19 and 06/20-02/22

Village of Ashwaubenon Water Utility *

Contact: Mr. Al Farvour

Title: Utility Operations Supervisor

Phone: 920-492-2335

Type of Project: Upgrade existing obsolete Allen Bradley SLC 5/05 and Panelview components and software to new Allen Bradley Control Logix platform with new Aveva/Wonderware upgrades to SCADA graphical interface.

System Cost: \$45,000 Project Duration: 09/21 –

Village of Baldwin Wastewater Treatment Plant

Contact: Mr. Gary Newton

Title: Wastewater Treatment Facility Manager

Phone: 715-684-2710

Design Engineer: SEH

Type of Project: Wastewater treatment facility control system. PLC based system using multiple Allen Bradley Compact Logix PLC equipment and three Rockwell Allen Bradley Motor Control Centers with VFDs.

Wonderware SCADA software, XL Reporter data management software. Project includes significant responsibility for coordination with Ovivo process systems, all plant instrumentation, and radio connections to existing water SCADA system and lift stations.

System Cost: \$760,000

Project Duration: 08/21 – 08/23

City of Barron Water Utility

Contact: Mr. Jeremy Boe

Title: Water Manager – General Manager

Phone: 715-537-3855

Design Engineer: SEH 2012 project – MSA 2020 project

Type of Project: Water distribution control & monitoring system. Remote wells and water storage tank upgraded with PLC based system using Allen Bradley Micrologix PLC equipment and GE MDS TransNet 900 spread spectrum radio communications. Allen Bradley master controller with Panelview Plus color operator interface.

Water tower project adds Master Wonderware SCADA software.

System Cost: \$61,000 and \$55,000

Project Duration: 12/11 – 03/12 and 07/19 – 12/20

Village of Cedar Grove WWTP

Contact: Mr. Jan Hoitink

Title: Director of Public Works

Phone: 920-668-6523

Design Engineer: McMahon Associates

Type of Project: Wastewater Treatment Plant control & monitoring system. Energenecs responsible for coordination with Sanitaire ICEAS SBR process panel. Includes Allen Bradley PLC panels, (3) Motor Control Centers (MCCs) and process instrumentation. Control system includes Wonderware software and OPS data management software integration. Current project upgrades SCADA computers Wonderware licenses and programming of new XL Reporter for DNR water and wastewater monthly reports.

System Cost: \$155,000 & \$25,000

Project Duration: 01/06 – 12/06 and 01/21

City of Chetek *

Contact: Mr. Dan Knapp

Title: Director of Public Works

Phone: 715-642-0822

Design Engineer: CBS Squared

Type of Project: Wastewater Treatment Plant SCADA system including 5 remote lift stations, wells and elevated water tower. Involves Allen Bradley CompactLogix PLCs at all control panels. SCADA computers using Wonderware HMI software at plant and public works office. Project responsibility includes new Rockwell motor control center, Powerflex 755 variable frequency drives (VFDs) and all field instrumentation.

System Cost: \$1,030,000 Project Duration: 02/23 –

City of Chippewa Falls *

Contact: Mr. George Hobbs and Mr. Matt Boos

Title: Manager of Wastewater Treatment Facility and Manager of Water Utility

Phone: 715-726-2745

Design Engineer: Short Elliott Hendrickson

Type of Project: Wastewater Treatment Facility and water system upgrades of obsolete Allen Bradley SLC 5/05 PLC equipment. Wastewater Plant and water office upgraded with new Aveva/Wonderware HMI software.

System Cost 2021 project: \$315,000

Project Duration: 09/06 – 01/08 and 06/15 – 12/16 and 07/19 – (East well field upgrade project) Project

Duration 09/21 –

City of Chippewa Falls

Contact: Mr. George Hobbs

Title: Manager of Wastewater Treatment Facility

Phone: 715-726-2745

Design Engineer: Strand Associates

Type of Project: Wastewater Treatment Facility headworks screening & dewatering control and monitoring system. Upgrade and modify existing Allen Bradley PLC equipment and all SCADA software. Energenecs is responsible for field instrumentation on project. 2017 project upgrades HVAC system.

System Cost: \$310,000 and \$53,000

Project Duration: 09/15 – 12/16 and 09/17 – 06/18

Cumberland Municipal Utilities

Contact: Katie Goin

Title: Wastewater Treatment Facility Manager

Phone: 715-822-2951

Type of Project: Lift station #10 upgrade including providing and coordination of new pumps, pump bases, rails, piping, valves, control panel, floats, internet alarm router. Includes various instrumentation responsibility for adding orthophosphate analyzer, ORP, radar level detection on sludge tank at the wastewater treatment facility. All required programming changes of existing Allen Bradley controllers and Wonderware SCADA software.

System Cost: \$155,000

Project Duration: 08/18 – 06/19

Cumberland Municipal Utilities

Contact: Dean Bergstrom and Katie Goin

Title: General Manager & Wastewater Treatment Facility Manager

Phone: 715-822-2951

Type of Project: Lift station #4 and #5 upgrades including coordination of new pumps, valve vault, control panel, level, floats, radio. Includes all required programming changes of existing Allen Bradley controllers, Wonderware SCADA software, WIN911 alarm software, and XL Reporter software applications.

System Cost: \$95,000

Project Duration: 11/20 – 05/21

City of Cumberland Pump Stations *

Contact: Katie Goin

Title: Wastewater Treatment Facility Manager

Phone: 715-822-2951

Design Engineer: CBS Squared

Type of Project: Wastewater collection system project with six (6) duplex lift station control panels. PLC based system using Allen Bradley CompactLogix PLC equipment and Freewave 900MHz radio communications.

System Cost: \$370,000 Project Duration: 09/23 –

Village of Dorchester

Contact: Mr. Rick Golz

Title: Water & Sewer Manager

Phone: 715-654-5106

Type of Project: Water filter treatment facility and distribution control & monitoring system. Plant main and filter controls, remote wells, and water storage upgraded with new Allen Bradley components and color operator interface devices.

System Cost: \$70,000

Project Duration: 05/21 – 12/22

Drummond Sanitary District

Contact: Mr. Mike Arens

Title: Water System Manager

Phone: 715-413-2161

Design Engineer: MSA

Type of Project: Water distribution control & monitoring system. Remote wells and water storage tank upgraded with PLC based system using Allen Bradley Micrologix PLC equipment and GE MDS TransNet 900 spread spectrum radio communications. Allen Bradley master controller with Panelview Plus color operator interface.

System Cost: \$70,000

Project Duration: 06/13 – 06/14

City of Eau Claire Water Department

Contact: Mr. Joe Dahl

Title: Water Plant Superintendent

Phone: 715-839-5045

Design Engineer: McMahon Associates

Type of Project: Water Treatment Plant control system including water distribution SCADA system. Allen Bradley SLC 5/04 PLC based. Water Plant controlled via Allen Bradley PLCs on data highway including (14) local wells connected via direct buried fiber optic cable. SCADA telemetry communications using UHF radio.

Two computers using Wonderware HMI software. 2016 projects upgrade remote water distribution controls, filter control consoles, and three (3) motor control centers at three well houses.

System Cost: \$375,000 and \$546,000

Project Duration: 03/99 - 07/00 and 06/16 – 11/17

City of Eau Claire Water Department

Contact: Mr. Cole Cloutier

Title: Utilities Engineer

Phone: 715-839-4967

Design Engineer: SEH

Type of Project: Water Treatment Plant control system addition of sedimentation process, with upgrades to four plant PLC panels using Allen Bradley CompactLogix. Addition of new well 24 motor control center.

Water Plant data highway plus upgraded to Ethernet cable. System Cost: \$300,000

Project Duration: 07/19 – 04/21

City of Eau Claire Wastewater Treatment Plant

Contact: Mr. Cole Cloutier

Title: Utilities Engineer

Phone: 715-839-4967

Design Engineer: Donohue & Associates

Type of Project: Wastewater Treatment Plant SCADA system including 25 remote lift stations and river level monitoring sites. Involves six Allen Bradley Redundant Control Logix PLCs on redundant fiber optic data highway. Multiple SCADA computers using Wonderware HMI software. Project responsibility includes all new Cutler Hammer motor control centers, variable frequency drives (VFDs) and field instrumentation to include dissolved oxygen, ORP, Phosphate Analyzer, Ammonia Analyzer, magnetic flow meters, thermal dispersion mass flow meters, etc.

System Cost: \$2,300,000 Project Duration: 04/13 – 04/16

Village of Egg Harbor Wastewater Treatment Plant *

Contact: Mr. Bert Sawyer

Title: Wastewater Treatment Facility Manager

Phone: 920-868-2628

Design Engineer: McMahon Group

Type of Project: New Wastewater Treatment Plant with new headworks with controls. Involves new Rockwell Allen Bradley Intellicenter MCCs with all Ethernet communications into every bucket of the MCC. SCADA computer based using upgraded Wonderware graphical software

System Cost: \$266,000 Project Duration: 11/20 – 12/21

Escanaba, Michigan Water Treatment Facility *

Contact: Mr. Jeff Lampi

Title: Superintendent Wastewater & Water Utility

Phone: 906-228-0486

Design Engineer: C2AE Engineers

Type of Project: Water Treatment Facility Upgrades

Major water facility control system upgrade. Allen Bradley Control Logix “redundant” PLC and Wonderware SCADA network upgraded from ControlNet to Ethernet communications architecture.

System Cost: \$270,000

Project Duration: 03/07 – 03/08 and 10/22 -

Escanaba, Michigan Wastewater Treatment Facility

Contact: Mr. Jeff Lampi

Title: Superintendent Wastewater & Water Utility

Phone: 906-228-0486

Type of Project: Wastewater lift station collection system monitoring system. Allen Bradley Micrologix 1400 master PLC equipment with Micrologix 1400 remotes communicating using GE MDS radio communications. Wastewater plant has (2) Panelview Plus color operator interfaces. Aeration system upgrade with major PLC control panel modifications and dissolved oxygen control.

System Cost: \$85,000 and \$73,000

Project Duration: 02/09 – 10/09 and 06/18 – 06/19

Fredonia Wastewater Treatment Plant

Contact: Mr. Eric Paulus

Title: Director of Public Works

Phone: 262-483-0275

Type of Project: Wastewater Treatment Plant monitoring system. Plant control room upgraded with Allen Bradley CompactLogix master controller with Panelview Plus 1000 color operator interface. SCADA computer running Wonderware HMI software. 2017 project adds some basic combination starter panels.

System Cost: \$65,000 and \$110,000

Project Duration: 01/14 – 08/14 and 07/17 – 06/18

Fox Lake Inland Lake Protection District

Contact: Mr. Rob Franck

Title: Project Manager - Midwest Contract Operations

Phone: 920-751-4299

Type of Project: Three (3) year agreement to assemble and install eight (8) custom UL-labeled duplex lift station control panels. PLC based system using Allen Bradley Micrologix 1400 PLC equipment and existing radio communications.

System Cost: \$195,000

Project Duration: 05/15 – 10/18

Gogebic Range Water Authority, Bessemer, Michigan

Contact: Jean Verbos

Design Engineer: C2AE Engineers

Phone: 906-663-4926

Type of Project: Water distribution control & monitoring system. Remote boosters, water storage, PRVs, water treatment plant upgraded with PLC based system using Allen Bradley Micrologix PLC equipment and radio communications. SCADA computers at three locations running Wonderware HMI software. Involves eight antenna structures of 55-72' antenna height.

System Cost: \$245,000

Project Duration: 05/12 – 08/13

Village of Grantsburg Water

Contact: Tracy Blakeslee

Title: Water/Sewer Operations

Phone: 715-463-2405

Design Engineer: Cooper Engineering

Type of Project: Water distribution control & monitoring system. Allen Bradley PLCs at three wells and two elevated water tanks connected via wireless 900MHz radio. Master workstation controller with Panelview Plus and firewall for internet access remotely.

System Cost: \$95,000

Project Duration: 03/21 – 12/21

Green Bay Water Utility

Contact: Mr. Jonathan Peters

Title: Supply Maintenance Manager

Phone: 920-621-0562

Type of Project: Water distribution SCADA system completed in partnership with Hitech Control Systems. Master Allen Bradley SLC 5/04 PLC, with SLC 5/04 and Micrologix remote PLCs and wide area network (WAN) installed between water office and water treatment plant. System utilizes two different VHF frequencies including very critical remote communications to Lake Michigan Pumping Station. Four computer workstations running Wonderware HMI software.

System Cost: \$340,000.00 and \$65,000 Project Duration: 05/01 – 11/02

Green Bay Water Utility *

Contact: Mr. Jonathan Peters

Title: Supply Maintenance Manager

Phone: 920-621-0562

Type of Project: Upgrade (10) remote pressure reducing vault locations. Install new Micrologix remote PLC panels with CalAmp Integra TR VHF radios. Responsible for (20) Rosemount pressure transmitters across PRVs. Upgrade entire Green Bay water distribution system with new GE MDS Orbit VHF radios

System Cost: \$113,000 and \$141,000 Project Duration: 03/10 – 11/12 and 11/23 –

Green Bay Water Utility *

Contact: Mr. Russ Hardwick

Title: Water Treatment Facility Manager

Phone: 920-845-2031

Type of Project: Upgrade existing network of GE iFIX software and Allen Bradley SLC 5/04 equipment to new Allen Bradley Control Logix platform with all new Wonderware SCADA graphical interface. Upgrade entire Green Bay water treatment and distribution to new Wonderware Aveva Historian & InTouch software platform

System Cost: \$550,000 and \$106,000

Project Duration: 01/15 – 01/17 and 12/23 -

Village of Hawkins

Contact: Mr. Matt Boehmer

Title: Director of Public Works

Phone: 715-415-4438

Type of Project: PLC based system using Allen Bradley Compact Logix PLC equipment at remote wells, water tower and lift stations. Wonderware SCADA software, XL Reporter data management software. Project includes licensed MDS Orbit radio communications.

System Cost: \$242,000 Project Duration: 01/24 -

City of Hayward

Contact: Mr. John McCue

Title: Director of Public Works

Phone: 715-634-4612

Design Engineer: Short Elliott Hendrickson

Type of Project: Water distribution & control & monitoring system including wastewater collection system.

Remote wells, water storage, lift stations upgraded with PLC based system using Allen Bradley Micrologix PLC equipment. Allen Bradley SLC 5/05 master controller with computer Wonderware HMI software. Licensed UHF radio communications. 2011 project upgrades WWTP effluent spray controls, and monitoring of critical wastewater plant parameters.

System Cost: \$105,000 + \$47,000 (2011 wastewater project) Project Duration: 03/06 – 03/07 and 03/11 – 08/11

Village of Hingham Onion River Wastewater Treatment Plant

Contact: Mr. Dave Goecks

Title: I&C Design Engineer

Phone: 920-208-0296

Design Engineer: Donohue & Associates

Type of Project: Wastewater treatment facility control system. Control panel Allen Bradley Compact Logix PLC, and Wonderware SCADA software modifications, Eaton Cutler Hammer Motor Control Center and VFDs, process instrumentation including orthophosphate, ammonia, ORP and dissolved oxygen.

System Cost: \$180,000

Project Duration: 05/18 – 12/19

Village of Howard

Contact: Mr. Geoff Farr

Title: Village Engineer and Director of Public Works

Phone: 920-434-4075

Type of Project: Water distribution control & monitoring system. Remote wells, boosters, lift stations, and water storage facilities upgraded with PLC based system using Allen Bradley Micrologix PLC equipment and UHF radio communications. Allen Bradley SLC 5/05 master controller with Ethernet based color operator interface computer (Xycom) in panel front running Wonderware HMI software.

System Cost: \$90,000 - \$54,000 - \$200,000

Project Duration: 09/02 – 03/03 and 06/15 – 06/16 (triplex water booster station upgrade) 02-19 - 07/19 (Radio system upgrade at 17 locations)

01/21 – 12/22 Major upgrade of all system controllers to Allen Bradley CompactLogix, Ethernet radio network, Wonderware Historian SCADA software upgrade

Village of Howards Grove Wastewater Treatment Plant

Contact: Mr. Dave Kluz

Phone: 920-565-3029

Design Engineer: Donohue Associates

Type of Project: Wastewater Treatment Plant control & monitoring system. Allen Bradley Compactlogix PLCs connected via Ethernet fiber optic data highway. Four networked SCADA workstations using Wonderware HMI software. Current project upgrade of various PLC and control panels including instrumentation for phosphorus removal addition.

System Cost: \$155,000 and \$180,000*

Project Duration: 06/17 – 03/18 and 11/20 – 12/21

City of Kewaskum Wastewater Treatment Plant

Contact: Mr. Ben Propson

Title: Wastewater Treatment Plant Manager

Phone: 262-689-9857

Design Engineer: McMahon Associates

Type of Project: Wastewater Treatment Plant control & monitoring system. Allen Bradley Compactlogix PLCs connected via Ethernet fiber optic data highway. (4) SCADA workstation PCs based on Wonderware HMI software. (7) Allen Bradley MCCs, includes major instrumentation. Involves Hach WIMS data management software integration.

System Cost: \$575,000 - \$145,000 Upgrades of all SLC 5/05 to Allen Bradley CompactLogix controllers, upgrade of Hach to SyTech XL Reporter software

Project Duration: 06/08 – 08/09 and 08/21 – 12/23

City of Kewaskum Water

Contact: Mr. Dennis Aupperle

Title: Dept of Public Works Foreman

Phone: 262-626-4310

Type of Project: Upgrade of existing water distribution control & monitoring system. New Allen Bradley master controller with new wireless 900MHz radio installed at remote sites.

System Cost: \$145,000

Project Duration: 08/21 – 12/23

Keweenaw Bay Indian Community, L'Anse, Michigan

Contact: Mr. Arlan Frisval

Title: Water & Wastewater Utility Manager

Phone: 906-250-3221

Design Engineer: Indian Health Services – Rhinelander Office

Type of Project: Water Treatment Facility/Pumping Station on Lake Superior. Involves two Evoqua Microfiltration packaged membrane units. Energenecs responsible for Allen Bradley PLCs, Wonderware HMI, XL Reporter data application for EPA reports. Instrumentation includes magnetic flowmeters, pressure, CL2 & FL2 residual analyzers, turbidimeters. Remote radio to elevated water storage.

System Cost: \$80,000 – \$50,000

Project Duration: 12/02 – 09/04 11/17 – 12/18 (membrane control panel upgrade project)

Lac Courte Oreilles (LCO) Indian Community, Hayward, Wisconsin

Contact: Mr. Willard Gouge

Title: Water & Wastewater Utility Manager

Phone: 715-699-6024

Design Engineer: Indian Health Services – Rhinelander Office

Type of Project: Wastewater treatment facility and pump station. Involves Allen Bradley PLC and Motor Control Center (MCC) to control three new aeration blowers.

System Cost: \$135,000

Project Duration: 06/18 – 06/19

Lac du Flambeau Indian Community, Hayward, Wisconsin

Contact: Mr. Matt Zoch

Title: Indian Health Service

Phone: 715-365-5145

Design Engineer: Indian Health Services – Rhinelander Office

Type of Project: Wastewater Treatment Facility with MBBR technology including a new pump station. Includes responsibility for supply of the BioWater MBBR technology, with Allen Bradley PLC and Motor Control Center (MCC) to control three new aeration blowers, and complete monitoring and control of all processes including alkalinity and ammonia using on-line analyzers used for chemical pacing.

System Cost: \$750,000

Project Duration: 08/19 – 12/20

City of Ladysmith Pump Stations

Contact: Mr. Doug Wiles

Title: Water Utility Superintendent

Phone: 715-532-2600

Design Engineer: MSA/Muermann Engineering

Type of Project: Wastewater collection system project with ten (10) duplex lift station control panels. PLC based system using Allen Bradley Micrologix 1400 PLC equipment and GE MDS TransNet 900 spread spectrum radio communications. Allen Bradley master controller with Wonderware SCADA software System Cost: \$200,000

Project Duration: 07/12 – 04/13 03/19 – 07-19 (\$180,000 upgrade of Doughty Road lift station in 2019)

City of Ladysmith Wastewater Treatment Plant

Contact: Mr. Travis Vollendorf

Title: Wastewater Treatment Plant Manager

Phone: 715-532-2605

Design Engineer: SEH/Powrtek Engineering

Type of Project: Wastewater treatment facility control system. PLC based system using Allen Bradley Micrologix 1400 PLC equipment, Cutler Hammer MCC with aeration VFD. Wonderware SCADA software.

System Cost: \$255,000

Project Duration: 08/14 – 04/15

Village of L'Anse, Michigan Wastewater

Contact: Erin Sprenkle

Title: Wastewater Treatment Facility Manager

Phone: 906-524-7293

Design Engineer: UP Engineering Houghton Office

Type of Project: Wastewater Treatment Plant SCADA system including one main control panel and control panels in headworks and blower buildings. SCADA computer using Wonderware HMI software. New wireless dissolved oxygen instrumentation

System Cost: \$276,000

Project Duration: 03/22 – 08/23

City of Medford Water & Wastewater *

Contact: Mr. Al Zenner

Title: Wastewater Superintendent

Phone: 715-965-5617

Type of Project: Upgrade existing Schneider ClearSCADA software and Hach WIMS reporting software to Aveva Wonderware and SyTech XL Reporter software for entire wastewater plant, water distribution system

System Cost: \$120,000

Project Duration: 06/23 -

City of Medford Wastewater Treatment Facility *

Contact: Mr. Al Zenner

Title: Wastewater Superintendent

Phone: 715-965-5617

Design Engineer: Donohue (Tertiary filter project) SEH (Aeration blower project)

Type of Project: Allen Bradley Compact Logix PLC on network with remote Micrologix at lift stations.

Wonderware graphical interface software, Filter project adds orthophosphate analyzers and SCADA modifications. Aeration project controls Kaeser blowers with YSI analytical instrumentation

System Cost: \$60,000 - \$263,000 - \$125,000 - \$174,000

Project Duration: Phase 1 06/12 – 12/12 and (*Phase II Wastewater Plant upgrade 02-13 – 02/14) Tertiary filter project 06-18 – 05/19 and 06/23 -

Village of Monee, IL.

Contact: Mr. Ed Johnson

Title: Superintendent

Phone: 708-534-8306

Design Engineer: Robinson Engineering

Type of Project: New well house 5 and elevated water tower 3 including complete new SCADA system for water distribution and collection system. Allen Bradley Compact Logix PLC based. Remote site communications using 900 MHz radio. Two computers using Wonderware HMI software and XL Reporter data report application.

Project includes five lift station control panels, three wells, two water storage towers System Cost: \$470,000

Project Duration: 07/19 – 12/20

City of Neillsville Wastewater Treatment Plant Contact: Mr. Jeremy Boon

Title: Wastewater Treatment Plant Manager Phone: 715-743-3592

Type of Project: Wastewater treatment facility main control panel and main lift station control upgrade. Control panels using Allen Bradley Compact Logix PLCs and wireless Ethernet communications. Addition of Wonderware SCADA software at the plant included.

System Cost: \$55,000

Project Duration: 08-20 – 02/21

City of New London Wastewater Treatment Plant

Contact: Mr. Dave Goecks

Title: I&C Design Engineer

Phone: 920-208-0296

Design Engineer: Donohue & Associates

Type of Project: Wastewater treatment facility control system. Control panel using Allen Bradley Compact Logix PLC, Rockwell Allen Bradley Motor Control Center, large array of process instrumentation & switches. System

Cost: \$275,000

Project Duration: 02-19 – 06/20

City of Osseo

Contact: Mr. Bryan Kaatz

Title: Water Operator

Phone: 715-533-8872

Design Engineer: SEH/Powrtek Engineering

Type of Project: Water treatment facility control system. PLC based system using Allen Bradley CompactLogix controllers, Rockwell motor control center and VFDs. Includes upgrades to existing water distribution radio network and new Wonderware SCADA software.

System Cost: \$440,000

Project Duration: 09/21 – 12/23

City of Osseo *

Contact: Mr. Jeremiah Wendt

Title: Project Manager

Phone: 715-531-8063

Design Engineer: SEH

Type of Project: Wastewater treatment facility control system. PLC based system using Allen Bradley CompactLogix controllers, Rockwell motor control center and VFDs. Includes Wonderware SCADA software and remote connection to new water plant.

System Cost: \$743,000 Project Duration: 07/01 -

Port Edwards Wastewater & Water Utility

Contact: Mr. Ben Martinson

Title: Water Manager - WWTP Manager

Phone: 715-887-3511

Type of Project: Upgrade water distribution SCADA system using existing Allen Bradley Control Logix master and new remote Micrologix PLCs. SCADA telemetry communications using GE iNet spread spectrum radio. Current project upgrades computers and Wonderware HMI software to WIN10 versions.

System Cost: \$65,000 and \$25,000 Project Duration: 04/11 – 09/11 and 01/21

Port Washington Water Utility *

Contact: Mr. Dan Fisher

Title: Water Utility Superintendent

Phone: 262-284-2172

Type of Project: Water Treatment Plant monitoring and control system including water distribution SCADA system. Allen Bradley Compact Logix and Micrologix PLC based. Water Plant filter panels upgraded to SLC 5/05 on Ethernet data highway. SCADA telemetry communications using UHF radio. Personal computer using Wonderware HMI software. 2024 major upgrade adding filter controls, programmable controllers, all new instrumentation,

System Cost: \$140,000 and \$1,100,000 Project Duration: 05/10 – 01/11 and 02/24 –

Prentice Wastewater Treatment Plant *

Contact: Mike Stoffel

Title: Civil Engineer

Phone: 262-785-7340 & 715-834-3161

Design Engineer: Applied Tech & Ayres Associates

Type of Project: Wastewater Treatment Plant control & monitoring system. Allen Bradley Compactlogix PLCs, Allen Bradley MCC, SCADA workstation with Wonderware HMI software, dissolved oxygen instrumentation.

Involves XL Reporter data management software integration Project Duration: 10/22 -

Village of Radisson Water Utility

Contact: Mr. Jon Strand, P.E. CBS Squared Engineering or Mr. Richard Boya, P.E. PowrTek Engineering

Title: Consulting Design Engineers

Phone: 715-829-7979 or 262-827-9575

Type of Project: Water distribution control & monitoring system. Remote well, chemical feed structure and water storage tank upgraded with PLC based system using Allen Bradley PLC equipment and GE MDS Orbit spread spectrum radio communications.

System Cost: \$145,000

Project Duration: 04/17 – 08/18 well 3 project Project Duration: 06/19 – 12/20 well 4 project

Rice Lake Utilities

Contact: Mr. Chad Paulson

Title: Water Superintendent

Phone: 715-234-7004

Design Engineer: SEH Rice Lake Office

Type of Project: Water booster station controls and new elevated water storage tower addition. Energenecs responsible for control panels, radio communications, VFDs, and SCADA software modifications.

System Cost: \$80,000

Project Duration: 06/21 – 10/22

Village of Saukville

Contact: Mr. Ray Hartmann and Mr. Dale Kropidlowski

Title: Wastewater Utility Superintendent and Water Superintendent

Phone: 262-284-3185

Type of Project: Major wastewater treatment plant and water distribution SCADA controllers and radio system upgrade. Allen Bradley Control Logix PLCs at 12 control panels, with upgraded Wonderware SCADA licenses in various locations. Involves high speed wireless Ethernet link to water system. Responsibility to supply three (3) new lift station control panels with project. System Cost: \$660,000

Project Duration: 01-21 – 06/23

Saxon Harbor, Michigan Marina

Contact: Mr. Paul Martilla

Title: U.P. Engineers – Houghton, Michigan office

Phone: 906-315-1342

Type of Project: Water control & monitoring system for storm damaged marina. Allen Bradley PLCs at well and tank connected via wireless 900MHz radio. Master workstation controller with Panelview Plus and firewall for internet access remotely.

System Cost: \$60,000

Project Duration: 01/19 – 08/19

City of Seymour Water Treatment Plant

Contact: Mr. John Schoen

Title: Director of Public Works

Phone: 920-833-2209

Type of Project: Water Treatment Plant control & monitoring system. Allen Bradley Compact Logix PLC to control & monitor water plant. Modifications to existing Wonderware HMI software. Involves OPS 32 data management software modifications.

System Cost: \$115,000

Project Duration: 07/11 – 12/12

Sheboygan Water Utility

Contact: Mr. Bill Swearingen

Title: Water Treatment Operations Supervisor

Phone: 920-459-3800

Type of Project: Water Treatment Plant high service pump control and monitoring system. Allen Bradley Micrologix 1400 interfaced to medium voltage switchgear (4160V) and major UV disinfection supplier controls for high service pump monitoring and shutdown. Existing Wonderware HMI application software. Energenecs responsible for three (3) 30-36" magnetic flowmeters. Georgia Avenue Booster project upgrade of Allen Bradley controller and operator interface components. South tower adds radio, instrumentation, four cameras & DVR recorder. Low lift pump station control panel, instrumentation, Wonderware upgrade.

System Cost: \$405,000 - \$400,000

Project Duration: 12/14 – 06/16 (South Water Tower Project in 2018)

Project Duration: 09/18 – 09/19 (Georgia Avenue pump station upgrade project in 2019) Project Duration 02/22 – 02/24 (New low lift pump station and lake intake screen/pipeline)

Town of Shelby

Contact: Mr. Dan O'Deen

Title: Water Utility Manager

Phone: 608-788-1032

Type of Project: Water distribution control & monitoring system upgrade. Significant upgrade to existing deep well 1 building and new deep well 2 location. New large Allen Bradley MCCs and VFDs each with Allen Bradley CompactLogix PLC equipment and HighTide cellular communications between the two sites. Includes cloud-based remote access for the owner.

System Cost: \$335,000

Project Duration: 02/20 – 12/21

City of Shell Lake

Contact: Mr. Mitch Brown and Jack Harrington

Title: Director of Public Works – Water & Wastewater Foreman

Phone: 715-468-7679

Type of Project: Pederson Road pump station upgrade. Duplex lift station control panel with PLC based system using Allen Bradley Micrologix 1400 PLC equipment. Includes responsibility for electrical installation with B&B Electric of Eau Claire.

System Cost: \$52,000

Project Duration: 07/19 – 11/19

Village of Somerset Wastewater Treatment Plant

Contact: Mr. Lance Teunissen

Title: Design Engineer

Phone: 920-268-4095

Design Engineer: MSA

Type of Project: Wastewater treatment facility headworks and electrical control system. PLC based system using multiple Allen Bradley Compact Logix PLC equipment and Rockwell Allen Bradley Motor Control Center. Project includes significant responsibility for coordination with electrical contractor.

System Cost: \$655,000

Project Duration: 07/22 – 12/23

South Milwaukee Water Utility

Contact: Mr. Ben Huffman

Title: General Manager

Phone: 414-768-8070

Design Engineer Partner: Donohue Associates

Type of Project: Water Treatment Plant control & monitoring system using Allen Bradley Control Logix PLCs in redundant configuration. Water Plant functions monitored using Allen Bradley remote I/O on Control Net data highway. Personal computers using Wonderware HMI software and XL Reporter reporting software application. 2018 project adds new high service pump station and upgrade of Control Logix redundant racks. System Cost: \$345,000 and \$180,000

Project Duration: 05/08 – 08/09 and 03/18 – 07/19

City of Spooner

Contact: Mr. Gary Johnson

Title: Superintendent of Utilities

Phone: 715-635-8583

Type of Project: Water distribution control system. Remote wells, water storage, lift stations and Yellow River Dam facilities upgraded with new MDS Orbit licensed radios and all upgraded antenna and cables for communications. Master panel using Allen Bradley color Panelview Plus for system interface including VoIP alarm dialer.

System Cost: \$57,000

Project Duration: 09/19 – 11/19

Village of Suring Water Utility

Contact: Mr. Jeff Tienor

Title: Director of Public Works

Phone: 715-850-1680

Type of Project: Water distribution control & monitoring system upgrade. Significant upgrade to improve non-functional arsenic removal process at Well 2. Upgraded with Allen Bradley CompactLogix PLC equipment and Freewave radio communications. Involved upgrade of master control panel, Wonderware, WIN911 alarming and XL Reporter

System Cost: \$130,000

Project Duration: 04/20 – 04/21

Village of Turtle Lake Wastewater Treatment Plant *

Contact: Mr. Cory Davis

Title: Director of Public Works

Phone: 715-641-0582

Design Engineer: CBS Squared, ISG

Type of Project: Wastewater treatment facility control system. Seven control panels Allen Bradley Compact Logix PLCs, four (4) Rockwell Motor Control Centers and VFDs, major process instrumentation including orthophosphate, ammonia, ORP, TSS, dissolved oxygen. Wonderware graphical software and SyTech XL Reporter for DNR reporting.

System Cost: \$3,200,000 Project Duration: 12/23 -

City of Washburn Wastewater Treatment Plant

Contact: Mr. Gerald Schuette

Title: Wastewater Treatment Facility Manager

Design Engineer: SEH

Phone: 715-373-6171

Type of Project: Wastewater Treatment Plant control & monitoring system. Allen Bradley Compact Logix PLC to control & monitor plant. New Allen Bradley color operator interface. Energenecs responsible for all process instrumentation and Rockwell Allen Bradley motor control center (MCC).

System Cost: \$170,000

Project Duration: 06/15 – 06/16

Project Duration 01/20 – 07/20 (addition of blower building control panel)

City of Wausau Pump Stations *

Contact: Mr. Ben Brooks

Title: Wastewater Treatment Facility Manager

Phone: 715-748-4122

Design Engineer: Clark Dietz

Type of Project: Wastewater collection system project with two (2) duplex lift station control panels. PLC based system using Allen Bradley CompactLogix PLC equipment and GE MDS SD4 licensed radio communications.

System Cost: \$85,000 Project Duration: 06/23 -

West Central Biosolids Treatment Plant – Ellsworth Wisconsin *

Contact: Mr. Randy Lindquist

Title: Wastewater Facility Superintendent

Phone: 715-273-6461

Design Engineer: Donohue

Type of Project: Wastewater treatment facility control system. New control panels Allen Bradley Compact Logix PLCs, seven (7) wall mount VFDs and modifications to MCC. Major gas detection instrumentation and sludge truck weigh scale interface. Wonderware graphical software and Hach WIMS reporting.

System Cost: \$410,000 Project Duration: 04/23 –

City of West Bend Wastewater Treatment Plant

Contact: Mr. Steve Randall

Title: Superintendent

Phone: 262-334-3925

Design Engineer: AECOM Sheboygan Office

Type of Project: Wastewater Treatment Plant monitoring of biogas compression and microturbine system.

Waste receiving station control system.

System Cost: \$100,000

Project Duration: 11/12 – 08/13

Village of Wheaton Sanitary District, Illinois

Contact: Mr. Sean Walsh

Title: Wastewater Treatment Facility Maintenance Supervisor

Phone: 630-668-1515

Design Engineer: Rempe-Sharp & Associates/PowrTek Engineering

Type of Project: Five pump wastewater pumping station system. New large pump control panel with Allen Bradley Compactlogix PLC and Panelview plus interface.

System Cost: \$120,000

Project Duration: 07-18 – 01-19

City of Whitehall

Contact: Mr. Rick Boya

Title: Electrical Engineer/Principal

Phone: 262-366-8204

Design Engineer: SEH/PowrTek Engineering

Type of Project: Wastewater pumping station and screening headwork system. Rockwell Allen Bradley MCC with 25HP Powerflex 7555 Ethernet drives. Allen Bradley Compactlogix PLC with Panelview plus interface and instrumentation responsibility.

System Cost: \$115,000

Project Duration: 02/19 – 12/19

Village of Wrightstown Wastewater Treatment Plant

Contact: Mr. Andy Vickman or Travis Coenen

Title: Director of Public Works & Village Administrator

Phone: 920-532-0434

Type of Project: Wastewater Treatment Plant control & monitoring system SCADA software upgrade. New computer with Wonderware InTouch HMI software, WIN 911 alarming software and SyTech XL Reporter for reporting application. 2021 project upgrades obsolete SLC 5/05 controllers in plant to Allen Bradley CompactLogix equipment.

System Cost: \$45,000 - \$103,000

Project Duration: 08/17-01/18 and 11/21 -

* Projects currently in construction phase

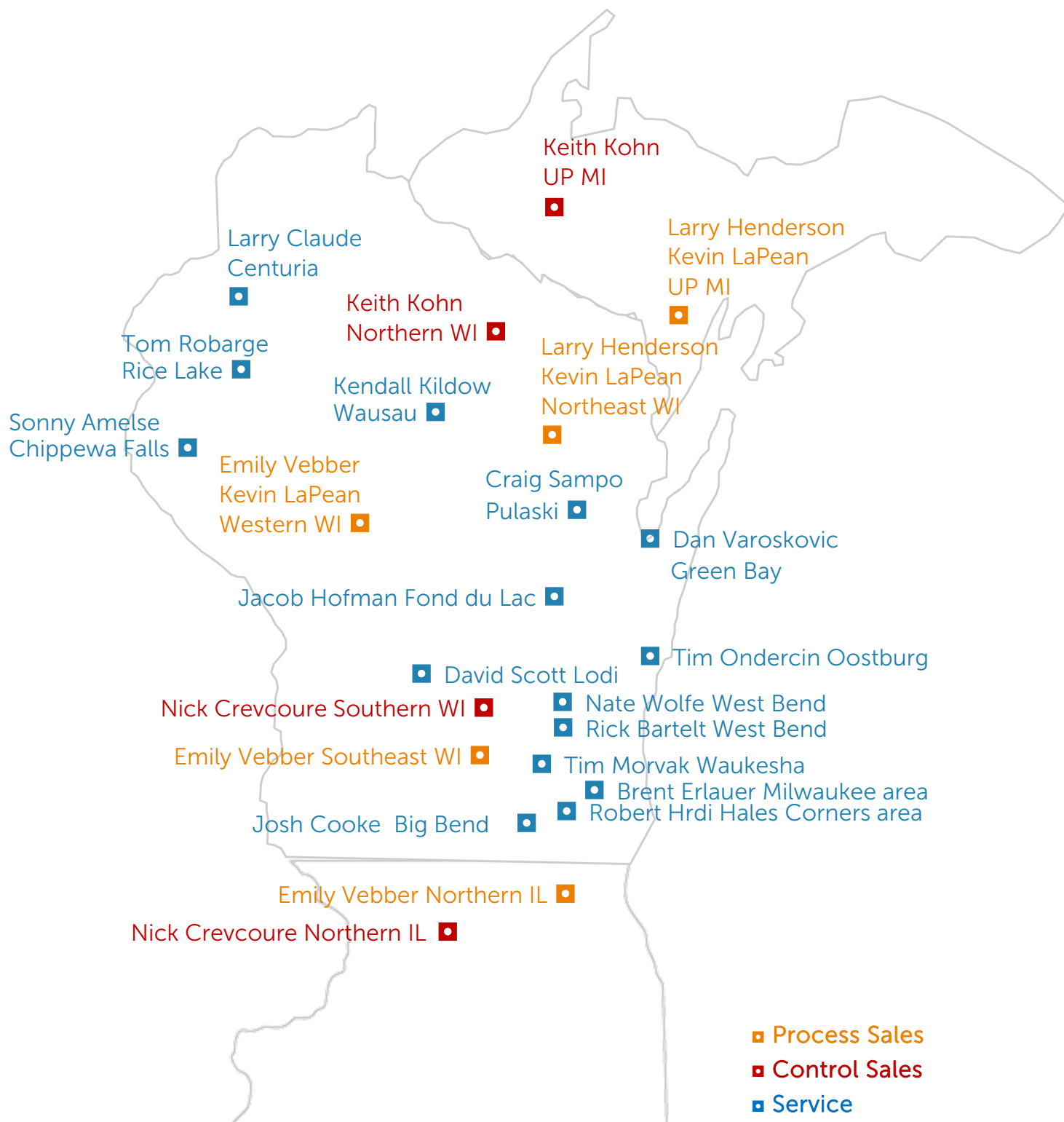


DATE
October 13, 2025

SALES & SERVICE MAP

REQUEST FOR PROPOSAL
City of West Allis, Wisconsin
PROJECT
RFP #PW-25018

Storm Water Pumping Station PLC Panel and SCADA Upgrade





DATE
October 13, 2025

PROPOSAL

REQUEST FOR PROPOSAL
City of West Allis, Wisconsin
PROJECT
RFP #PW-25018

Storm Water Pumping Station PLC Panel and SCADA Upgrade

Proposal

DATE: October 8, 2025

PROJECT: City of West Allis, WI
Storm Pumping Station SCADA

TO: City of West Allis Public Works Dept.
Mike Brofka

Energenecs is pleased to offer the following scope of responsibility for the West Allis' storm water pumping station PLC and SCADA.

**We acknowledge receipt of Conflict of Interest Statement and have read the statement.*

Stormwater Pumping Station PLC Panel

Energenecs will provide the following:

- (1) NEMA 12 Enclosure, wall mount, approx. size 24"Wx30"Hx12"D
- (1) Allen Bradley 5069 CompactLogix PLC
- All required 5069 CompactLogix PLC modules
- (1) Allen Bradley Panelview Touchscreen, 10in
- (1) HighTide Gen-2 Dialer (Modbus connection with PLC)* – Cellular call out of alarms
 - SCADA graphics accessible through website which is mobile, tablet, desktop compatible
 - HighTide will send out alarms via cellular (AT&T or Verizon)
 - SCADA is for monitoring only
- (1) Receptacle
- (1) Uninterruptible Power Supply
- (1) Ethernet switch
- (1) Surge Protective Device
- (1) Heater
- All required power supply, circuit breakers, relays, control relays, timers, etc.
- All control panel components professionally assembled into a new NEMA 12 enclosure

Proposal includes

- Shop assembly and testing of panels
- Coordination of panel installation including required signals for PLC. Install of panel and wire/conduit to be done by the City of West Allis.
- PLC programming at each site
- Touchscreen programming
- HigTide configuration



- As-built CAD drawings
- Operator Training
- Field Start-up
- One year parts & labor warranty

Proposal Exclusions

- Installation of our supplied PLC Panel, wall mount next to MCC
- Supply & installation of all conduit & wire (analog, signal, control, power circuits)
 - Including running wiring/conduit from MCC
 - Running wiring/conduit from field devices such as door instruction switches, instruments, etc.
- First year of HighTide SCADA & cellular service fees are included. After first year West Allis is responsible for SCADA & cellular data fees which are estimated to be \$600.00/yr

Price: \$45,900.00

Lead Time: 6-9 months

All applicable taxes will be added to the above prices.
Energenecs terms and conditions attached apply.

Sincerely,

Nick Crevcoure
Sales Engineer
Energenecs
414-313-0051



Terms & Conditions

PURCHASE ORDER FORMS

Orders submitted on BUYER'S purchase order forms will be accepted only with the express understanding that no statements, clauses or conditions contained in said order form will be binding on the SELLER if they in any way modify the SELLERS Terms & Conditions of sale.

PRICES

All prices are F.O.B. factory unless expressly stated otherwise. **Prices DO NOT include sales, excise, municipal, state or other government taxes.**

ACCEPTANCE

Acceptance of a quotation, whether by a separate purchase order or by other means, shall constitute an acknowledgment of the quotation as written and an acceptance of the Terms & Conditions hereof.

CREDIT APPROVAL

The credit terms specified on the face hereof are subject to SELLERS continuing approval of BUYERS credit and if, in SELLERS sole judgment, BUYERS credit or financial standing is so impaired as to cause SELLER in good faith to deem itself insecure, SELLER may withdraw the extension of credit and require other payment terms.

FORCE MAJEURE

Seller will not be liable for failure to deliver or perform, for any delay in the performance of orders or contracts, or in the delivery or shipment of goods, or for any damages suffered by the BUYER by reason of such delay or failure, when such delay or failure is, directly or indirectly, caused by, or in any manner arises from delays of suppliers or carriers or any other cause or causes beyond SELLER'S control.

PAYMENT

95% payment due on shipment of equipment to job site. 5% due on acceptance of the system. Net 30 days on all invoices. 95% payment must be received before start up can be authorized. Any balance owed by BUYER is subject to a 1.5% per month delinquency charge until paid. **FIELD STARTUP SERVICE CANNOT BE AUTHORIZED WITHOUT 95% PAYMENT BEING REMITTED TO SELLER IN ADVANCE OF PERFORMING START UP SERVICES.** If no startup is required, 100% payment is due net 30 days from invoice date. **BUYERS PAYMENT OBLIGATION IS IN NO WAY CONTINGENT UPON BUYERS RECEIPT OF PAYMENT FROM ANY OTHER PARTY.** In addition to all other amounts due hereunder, BUYER shall reimburse SELLER in full for all collection costs or charges, including reasonable attorney fees, which SELLER may incur with respect to the collection of past due amounts from BUYER, including interest on overdue accounts. If BUYER is in default under this or any other agreement with SELLER, SELLER may, at their option, defer performance hereunder until such default is cured. SELLER shall have no obligation to provide factory startup assistance and/or factory training until all invoices (including retentions) for equipment have been paid in full.

WARRANTY

SELLER is a system integrator/manufacture's representative and, as such, our product guaranty(s) and warranty(s) is set forth in the manufacturer's instruction book or operation and maintenance manual that accompanies each product. SELLER does not offer its customers any warranty or guarantee that would impose upon SELLER greater obligations than those imposed by the manufacturers we represent.

SELLER shall not be liable for any incidental or consequential loss, damage or expense arising directly or indirectly from the use of the product. SELLER shall not be liable for any damages or charges for labor or expense in making repairs or adjustments to the product within the warranty period without prior written



approval of SELLER. SELLER shall not be liable for any damages or charges sustained in the adaptation or use of its engineering data or services.

SELLER makes no warranties, expressed or implied, except as set forth in such standard Terms & Conditions of sale in this agreement. No claims of any kind shall be greater in amount than the purchase price of the SELLER'S products in respect of which such claims are made. SELLER is not liable in any event hereunder for any consequential, incidental or liquidated damages or penalties. **IN ANY CASE SELLER SHALL NOT BE LIABLE FOR FIELD WORK BY STAFF OTHER THAN THE SELLER UNLESS EXPRESSLY AUTHORIZED IN WRITING, IN ADVANCE, BY THE SELLER. THIS IS IN SPECIFIC REGARD TO BACK CHARGES.**

BUYER agrees to reimburse SELLER for ALL expenses incurred in servicing a warranty request if the cause of the warranty request is determined to be other than a manufacturer's defect or failure of a SELLER supplied component.

CLAIM PERIODS

All goods are shipped at the risk of the buyer after they have been delivered by SELLER to the carrier. BUYER shall immediately inspect said equipment upon receipt of equipment and any damage must be noted on the freight carriers bill of lading at time of receipt. SELLER is not liable for any shortages or non-conformance unless notified thereof by BUYER within 10 days after BUYERS receipt of said equipment.

CHANGES, CANCELLATIONS, RETURNS

All requests for changes, cancellations and/or returns must have prior written approval and are conditional on manufacturers cancellation/return policies and subject to a restocking and/or service charge for order handling, inspection, reconditioning and repackaging, as required. Authorized returned goods must be packaged and shipped prepaid to manufacturer. Products more than six (6) months old cannot be returned for credit. Terms and conditions stated herein shall also govern and be binding to all BUYER requested/approved change orders.

SELLER shall retain a security interest in the equipment until the full purchase price has been paid. BUYER'S failure to pay any amounts when due shall give SELLER the right to possession and removal of the equipment at any time upon giving at least ten (10) days prior written notice. SELLER'S taking of such possession shall be without prejudice to any other remedies SELLER may have. Title to the equipment shall transfer to the BUYER upon shipment from SELLER.

SUBMITTAL DRAWINGS & OPERATION/MAINTENANCE MANUALS

Submittal drawings and operation & maintenance documentation is provided in accordance with plan documents.



**THE SELLER RESERVES THE RIGHT TO REVIEW AND REVISE THIS PROPOSAL
AFTER THIRTY DAYS FROM ISSUANCE.**

By: Energenecs, Inc. Nick Crevcoure

I accept this proposal and all terms thereof:

Accepted: _____

Title: _____

Date: _____ PO #: _____



PW-25018 - Storm Water Pumping Station PLC Panel and SCADA Scoring Summary

Active Submissions

	Total	A - RFP PW-25018, Storm Water Pumping Station	A-1 - Technical Qualifications & Experience	A-2 - Total Proposed Pricing	A-3 - Project Management & Implementation Approach
Supplier	/ 100 pts	/ 100 pts	/ 35 pts	/ 30 pts	/ 20 pts
Energenecs	83.84	83.84	33.83	22.01 (\$45,900.00)	15.33
Baxter & Woodman, Inc.	73.32	73.32	26.83	19.65 (\$51,400.00)	15.33
NSI Engineering	66	66	15.17	30 (\$33,670.00)	13.33
Arayna Technology Solutions	49.61	49.61	23.33	2.272 (\$444,617.10)	14.67
Pinnacle Engineering	41.47	41.47	8.167	15.47 (\$65,296.00)	12



Upgrade

A-4 - System Performance & Reliability	A-5 - Support & Warranty Provisions	B - Untitled Questionnaire (Q-56GH)	B-1 - Vendor Contact Information
/ 10 pts	/ 5 pts	/ 0 pts	/ 0 pts
8.667	4	-	-
7.667	3.833	-	-
4.667	2.833	-	-
6.667	2.667	-	-
4.333	1.5	-	-



**CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
October 21, 2025 at 7:00PM**

«MailingName1»
«MailingName2»
«MailingAddress1»
«MailingCSZ»

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a Public Hearing on October 21, 2025 at 7:00PM, or soon thereafter in the Common Council Chambers at West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the following:

Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.

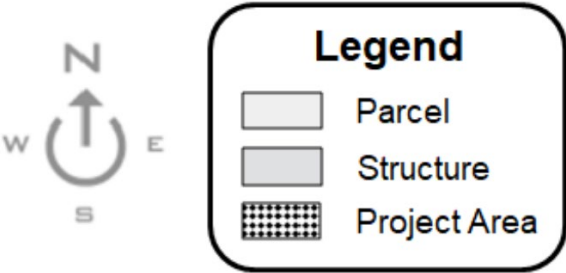
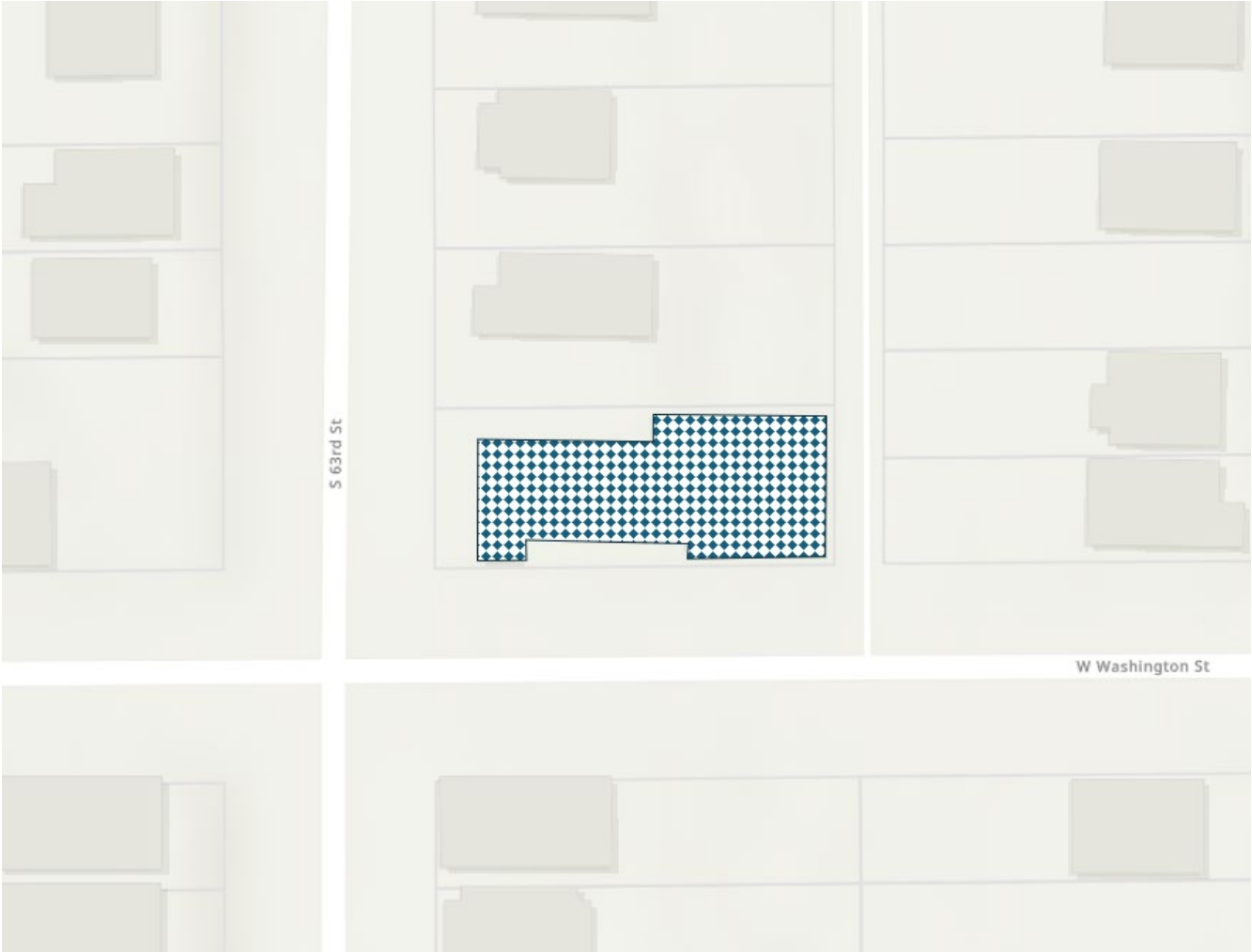
Additional project information, comments, questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414.302.8460. You may express your opinion prior to the meeting in writing by emailing clerk@westalliswi.gov, or in person at the public hearing at the above date, time and location.

NONDISCRIMINATION STATEMENT: The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE: Upon reasonable notice, the City will furnish appropriate auxiliary aids and services, when necessary, to afford individuals with disabilities an equal opportunity to participate in and enjoy benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT: It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.

Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.



**CITY OF WEST ALLIS
RESOLUTION R-2025-4295**

**RESOLUTION TO APPROVE AGREEMENT FOR THE SALE OF DONATED
HYDROCARBON INTERESTS FOR THE BENEFIT OF THE SENIOR CENTER**

WHEREAS, in his Last Will and Testament, Albert E. Rinehart donated to the West Allis Senior Center certain interests in oil, gas and related constituents, and other associated hydrocarbon and mineral interests for approximately 41.7 acres of land in southwest Pennsylvania (Milwaukee County Case No. 2007-PR-1459); and

WHEREAS, the City is not in a position to properly monetize that donation for the benefit of the Senior Center; and

WHEREAS, EQT Production Company has offered to purchase those interests from the City in exchange for payment of \$33,391.74; and

WHEREAS, it is in the best interests of the City to receive up front payment for those interests;

NOW THEREFORE, be it resolved by the Common Council of the City Of West Allis, in the State of Wisconsin, that the attached agreement of sale for hydrocarbon interests is approved, and the city attorney is authorized to execute the agreement any other documents necessary to close the transaction.

SECTION 1: **ADOPTION** “R-2025-4295” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4295(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

AGREEMENT OF SALE
HYDROCARBON INTERESTS

THIS AGREEMENT OF SALE (“**Agreement**”) is made as of this ____ day of _____, 2025 (“**Effective Date**”), by and between **City of West Allis**, a municipal corporation whose address is **7525 W. Greenfield Ave, West Allis, WI 53214**, (“**Seller**”), and EQT Production Company, a Pennsylvania corporation, with an address of 625 Liberty Avenue, Suite 1700, Pittsburgh, Pennsylvania 15222 (“**Buyer**”).

WITNESSETH:

WHEREAS, Seller is believed to be the owner (based on representations made by the Buyer) of certain rights, titles, and interests in the oil, natural gas, related constituents, and other associated hydrocarbon and mineral interests of any and every kind whatsoever, whether similar or dissimilar, underlying **41.704256** acres, more or less, in **Franklin Township, Greene County, Pennsylvania** designated as tax parcel number **07-07-0109-A, 07-07-0109-B, 07-07-0109-C, 07-07-0109-D, 07-07-0110, 07-07-0110-A, 07-07-0110-B, 07-07-0110-C, 07-07-0112, 07-07-0256, 07-07-0257, 07-07-0257-A, 07-07-0257-B & 07-07-0257-C, 07-07-0258-A, 07-07-0259-A, 07-07-0260, 07-07-0266, 07-07-0267, 07-07-0326** being the same oil, gas and related constituents, and other associated hydrocarbon and mineral interests acquired by Seller by the **Last Will and Testament of Albert E. Rinehart**, dated **January 20, 1995**, and recorded in **Case #2007PR001459**, in Milwaukee County, Wisconsin, which is more particularly described and identified on **Exhibit A** attached hereto and made part hereof (“**Property**”); and

WHEREAS, upon the terms and conditions set forth herein, Seller desires to sell and Buyer desires to purchase all of Seller’s rights, titles, and interests in the oil, natural gas, related constituents, and other associated hydrocarbon and mineral interests of any and every kind whatsoever, whether similar or dissimilar, underlying the Property (“**Subject Property**”), including all appurtenant rights to the Subject Property; and

WHEREAS, the Subject Property also includes all of Seller’s interest in and to all rights appurtenant to the interest herein covered, including, without limitation, the right to receive royalties, advance royalties, bonuses, delay rentals and other benefits or amounts payable or to be paid with respect to the oil, gas, and other minerals attributed to the Subject Property herein covered, (whether under the terms of any such leases or otherwise) or the proceeds from sale or production therefrom and other amounts that may have previously accrued or may hereafter accrue, or are otherwise attributed to the interest herein covered, regardless of whether accruing and/or attributed to periods of time before or after the date of Closing (as defined below) including without limitation, any funds held in suspense or that are in possession of any operator, production purchaser, lessee, bank, trustee, pipeline company, or other such third party.

NOW THEREFORE, in consideration of the mutual covenants and agreements of each party to the other and other valuable consideration, including the sum of Ten and No/100 Dollars (\$10.00) as a deposit by Buyer on account of the purchase (“**Deposit**”), the Parties, intending to be legally bound, do hereby mutually covenant and agree as follows:

1. **Purchase and Sale.** Seller agrees to sell, grant, convey, transfer and assign to Buyer, and Buyer agrees to purchase and receive from Seller the Subject Property. On the Closing Date (as defined below), the Subject Property shall be sold, granted, conveyed, transferred and assigned by Seller to Buyer by appropriate instruments, including a Quit Claim Deed.. Seller agrees to sell, grant, convey, transfer and assign to Buyer any legal interests that it has in the Subject Property. However, Seller makes no representations whatsoever regarding its ownership or interest in the Subject Property, and relies solely on

the representations made by the Buyer. Buyer has been advised, had the opportunity to seek the advice of legal counsel, and is executing this Agreement at its own risk.

2. Purchase Price. The purchase price for the Subject Property is **\$8,000.00** per net oil and gas royalty acre, which shall be delivered at Closing by wire transfer, certified funds, or cashier check. Based on the **4.173968** net oil and gas royalty acres (“**Acreage Amount**”) and assuming this remains unchanged at Closing, the purchase price would total **Thirty-Three Thousand Three Hundred Ninety-One Dollars and 74/100 (\$33,391.74)** (hereinafter referred to as the “**Purchase Price**”). If Seller’s net oil and gas royalty acreage is less than the Acreage Amount, the Purchase Price shall be proportionately reduced. Seller is conveying any and all oil, natural gas, related constituents, and other associated hydrocarbon and mineral interests of any and every kind whatsoever, whether similar or dissimilar, in the Subject Property, including but not limited to executory leasing rights, and all rights appurtenant to the interest herein covered, including, without limitation, the right to receive royalties, advance royalties, bonuses, delay rentals and other benefits or amounts payable or to be paid with respect to the oil, gas, and other minerals attributed to the Subject Property herein covered, (whether under the terms of any such leases or otherwise) or the proceeds from sale or production therefrom and other amounts that may have previously accrued or may hereafter accrue, or are otherwise attributed to the interest herein covered, regardless of whether accruing and/or attributed to periods of time before or after the date of Closing including without limitation, any funds held in suspense by operator or production purchaser. Any and all payments under this Agreement, once made to Seller, are non-refundable.

3. Due Diligence. Buyer may conduct such inspections and review of title and any other due diligence on the Property it deems appropriate. Upon determination of any defects by Buyer, Buyer may elect to (i) terminate this Agreement, in which event both Parties shall thereafter be released from all further liability hereunder, or (ii) purchase the Subject Property subject to a mutually agreed reduction of Purchase Price.

4. Closing. The sale shall be closed and the Quit Claim Deed delivered (the “**Closing**”) no later than on or before **Ninety (90)** business days from the date of this Agreement being executed by all of the parties (“**Closing Date**”). The Closing Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties. Buyer shall prepare the Quit Claim Deed. Buyer shall pay applicable recording fees, real estate transfer taxes and closing costs associated with the transfer of Subject Property and recording of the Quit Claim Deed.

5. Default. In the event Seller breaches this Agreement, Buyer may, at Buyer's option, elect to: (i) waive any claim for loss of bargain, (ii) seek relief in an action for specific performance, and/or (iii) pursue any other remedy. In the event Buyer breaches this Agreement, Seller shall accept the Deposit as liquidated damages and Seller waives all claims for loss of bargain and for all direct, out-of-pocket costs and expenses.

6. Miscellaneous. This Agreement, including the Exhibits attached hereto, shall constitute the entire agreement between the Parties with respect to the sale of the Subject Property and shall supersede all previous negotiations, letters of intent, commitments, writings or agreements of sale. This Agreement may not be amended, changed or modified in any manner except by an instrument in writing signed by each of the Parties. This Agreement may be executed in multiple counterparts which when taken together shall be considered an original. This Agreement shall be binding upon the Parties hereto, and their respective successors, heirs and assigns. Seller has been advised and had the opportunity to seek the advice of legal counsel prior to executing this Agreement. Upon execution of this Agreement, Seller agrees to deal exclusively with Buyer to complete the Closing contemplated hereunder and shall refrain from pursuing, entertaining, receiving or accepting any competing proposals from any third party. Seller may not thereafter

assign Seller's rights or delegate Seller's obligations hereunder without the prior written consent of Buyer. This Agreement shall be deemed to be a contract under the laws of the State of Pennsylvania and for all purposes shall be governed by and construed and enforced in accordance with the laws of the State of Pennsylvania. The recitals set forth hereinabove are incorporated herein by reference and confirmed by Seller and Buyer to be true and accurate.

The terms of this Agreement shall expire unless an original copy hereof with Seller's written acceptance is delivered to Buyer or its Agent on or before November 30th, 2025.

BUYER:
EQT Production Company

By: Corey C. Peck
Title: VP - Land

Accepted and Agreed on this ____ day of _____, 2025

SELLER:
City of West Allis

By:
Title:

Date: _____

[Acknowledgments on following page]

ACKNOWLEDGMENT

STATE/COMMONWEALTH OF _____)
) SS:
COUNTY OF _____)

On this, the ____ day of _____, 20__, before me, the undersigned officer, personally appeared _____ the _____ of City of West Allis, known to me (or satisfactorily proven) to be the person or persons whose names are subscribed to the foregoing instrument, and acknowledged that the same was executed and delivered as their free and voluntary act for the purposes therein set forth. In witness whereof, I hereunto set my hand and official seal as of the date hereinabove stated.

My commission expires: _____
Notary Public

CORPORATE ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA;
COUNTY OF WASHINGTON:

I, certify that Corey C. Peck the VP-Land of EQT Production Company, personally known to me to be the same person who signed above, appeared before me today in said Commonwealth and County, and acknowledged and delivered the instrument to be their free act and deed, on behalf of said company.

[SEAL]

Notary Public

Given under my hand this day of _____

EXHIBIT A

Tract 1:

All that certain tract or parcel of land lying in **Franklin** Township, **Greene** County, Pennsylvania,

Tax Parcel Number(s): **07-07-0109-A, 07-07-0109-B, 07-07-0109-C, 07-07-0109-D, 07-07-0110, 07-07-0110-A, 07-07-0110-B, 07-07-0110-C, 07-07-0112** Containing **34.462** acres

Said description being contained in Deed Book **416**, at Page **509** & Deed Book **421**, at Page **280**.

Tract 2:

All that certain tract or parcel of land lying in **Franklin** Township, **Greene** County, Pennsylvania,

Tax Parcel Number(s): **07-07-0257, 07-07-0257-A, 07-07-0257-B, 07-07-0257-C** Containing **3.214** acres

Said description being contained in Deed Book **419**, Page **521**.

Tract 3:

All that certain tract or parcel of land lying in **Franklin** Township, **Greene** County, Pennsylvania,

Tax Parcel Number(s): **07-07-0260** Containing **1.265674** acres

Said description being contained in Deed Book **675** Page **5**.

Tract 4:

All that certain tract or parcel of land lying in **Franklin** Township, **Greene** County, Pennsylvania,

Tax Parcel Number(s): **07-07-0258-A** Containing **0.551** acres

Said description being contained in Deed Book **437**, Page **2836**.

Tract 5:

All that certain tract or parcel of land lying in **Franklin** Township, **Greene** County, Pennsylvania,

Tax Parcel Number(s): **07-07-0259-A** Containing **0.515671** acres

Said description being contained in Deed Book **553**, Page **202**.

Tract 6:

All that certain tract or parcel of land lying in **Franklin** Township, **Greene** County, Pennsylvania,

Tax Parcel Number(s): **07-07-0266** Containing **0.297933** acres

Said description being contained in Deed Book **188**, Page **788**.

Tract 7:

All that certain tract or parcel of land lying in **Franklin** Township, **Greene** County, Pennsylvania,

Tax Parcel Number(s): **07-07-0267** Containing **0.270677** acres

Said description being contained in Deed Book **560**, Page **3482**.

Tract 8:

All that certain tract or parcel of land lying in **Franklin** Township, **Greene** County, Pennsylvania,

Tax Parcel Number(s): **07-07-0326** Containing **0.75273** acres

Said description being contained in Deed Book **552**, Page **2131**.

Tract 9:

All that certain tract or parcel of land lying in **Franklin** Township, **Greene** County, Pennsylvania,

Tax Parcel Number(s): **07-07-0256** Containing **0.41** acres

Said description being contained in Deed Book **570**, Page **2599**.

**CITY OF WEST ALLIS
RESOLUTION R-2025-4307**

**RESOLUTION IN SUPPORT OF LEGISLATIVE BILLS THAT MANDATE
REPORTING OF THREATENED OR SUSPECTED CHILD ABUSE TO LAW
ENFORCEMENT**

WHEREAS, under current law, if a report is for threatened or suspected child sexual abuse or trafficking, the child welfare department must within 12 hours refer the case to the police, but no law requires a referral to police for threatened or suspected child abuse or neglect (unless the report is of sexual abuse); and

WHEREAS, companion bills have been introduced in both the Assembly (AB 412) and Senate (SB 432) that require employees of a child welfare department to refer to police all reports of threatened or suspected child abuse, not just sexual abuse; and

WHEREAS, the West Allis community was recently struck with tragedy when a 4-year-old child name Dante Campbell lost his life on October 18 as a result of abuse and neglect; and

WHEREAS, the criminal complaint against Dante's abusers states that Child Protective Services was previously notified of suspected abuse against Dante, but no law required that abuse to be reported to law enforcement by Child Protective Services;

WHEREAS, the proposed bills, if enacted, would allow law enforcement to intervene and prevent a child from suffering abuse and may prevent another child from suffering a loss of life; and

WHEREAS, the City of West Allis supports any law that provides for additional channels to use existing systems to stop child abuse;

NOW THEREFORE, be it resolved that the West Allis Common Council supports the passage and enactment of 2025 Assembly Bill 412/Senate Bill 432 and thanks the legislative sponsors for bringing this bill to the legislature.

BE IT FURTHER RESOLVED that the city clerk shall forward a copy of this resolution to the Assembly Committee on Criminal Justice and Public Safety and to the Senate Committee on Judiciary and Public Safety.

SECTION 1: **ADOPTION** “R-2025-4307” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2025-4307(Added)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis